

**BILL SUMMARY**  
1<sup>st</sup> Session of the 59<sup>th</sup> Legislature

<b>Bill No.:</b>	<b>HB2109</b>
<b>Version:</b>	<b>FA1</b>
<b>Request Number:</b>	
<b>Author:</b>	<b>Rep. Pae</b>
<b>Date:</b>	<b>3/22/2023</b>
<b>Impact:</b>	<b>\$0</b>

**Research Analysis**

The floor amendment to HB 2109 specifies that the measure's requirements will apply to landlords renting no more than 10 units. The amendment also removes the retaliation condition wherein a landlord takes action against a tenant within six months.

HB 2109, as amended, prohibits landlords renting up to 10 units from retaliating against tenants. Upon learning of certain tenant complaints or actions, the landlord may not:

- increase rent;
- decrease services;
- bring or threaten to bring an action for possession;
- or terminate a rental agreement.

The landlord will retain the right to recovery of the premises if the recovery was done in good faith. The measure also provides requirements a tenant must meet to bring an action against a landlord for violating this provision and outlines scenarios where a tenant cannot be evicted on the basis of non-payment of rent when the property fails to meet the habitability standards.

Prepared By: Autumn Mathews

**Fiscal Analysis**

This measure relates to landlords and tenants, providing guidelines on when certain actions can be brought against a landlord and when a tenant is and is not protected from retaliation. HB2109 in its current form is not anticipated to have an impact on state budget or appropriations.

The floor amendment to this measure makes changes to the provisions regarding retaliation by a landlord. Therefore, there is no affect to the fiscal impact as a result of the floor amendment.

Prepared By: Robert Flipping IV, House Fiscal Staff

**Other Considerations**

None.

