

**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>PCS1</b>
<b>Request Number:</b>	<b>7291</b>
<b>Author:</b>	<b>Rep. Pae</b>
<b>Date:</b>	<b>2/22/2023</b>
<b>Impact:</b>	<b>\$0</b>

**Research Analysis**

The proposed committee substitute for HB 2109 prohibits landlords 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.

Such actions taken against a tenant will be deemed retaliatory if it occurs within six months of the tenant's action. 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.

Prepared By: House Fiscal Staff

**Other Considerations**

None.