

**BILL SUMMARY**  
2<sup>nd</sup> Session of the 59<sup>th</sup> Legislature

<b>Bill No.:</b>	<b>HB3095</b>
<b>Version:</b>	<b>CS</b>
<b>Request Number:</b>	<b>10561</b>
<b>Author:</b>	<b>Tedford</b>
<b>Date:</b>	<b>2/29/2024</b>
<b>Impact:</b>	<b>\$0</b>

**Research Analysis**

The committee substitute for HB 3095 prohibits landlords from retaliating against tenants for exercising their rights in good faith, giving notice to exercise a remedy, complaining about code violations, or forming tenant organizations. Retaliatory actions include eviction, decreasing services, increasing rent, or interfering with tenant rights. The measure details valid reasons for eviction that are not deemed retaliation.

Tenants who face retaliation may recover damages, including one month's rent and \$500, actual damages, court costs, and attorney's fees. If a tenant files a suit in bad faith, the landlord may recover possession of the dwelling unit and a civil penalty. Retaliation by landlords is a defense in eviction suits, and tenants can deduct rent as a defense for nonpayment.

Prepared By: Autumn Mathews

**Fiscal Analysis**

This measure relates to civil procedure between landlord and tenant, preventing certain action against tenant. In its current form, HB3095 is not anticipated to have an impact on state budget or appropriations.

Prepared By: Robert Flipping IV, House Fiscal Staff

**Other Considerations**

None.