

BILL SUMMARY
2nd Session of the 59th Legislature

Bill No.:	HB 3095
Version:	FULLPCS1
Request Number:	10417
Author:	Rep. Tedford
Date:	2/26/2024
Impact:	Please see previous summary of this measure

Research Analysis

The proposed 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

The measure is currently under review and impact information will be completed.

Prepared By: House Fiscal Staff

Other Considerations

None.