

BILL SUMMARY
1st Session of the 60th Legislature

Bill No.:	HB2015
Version:	POLPCS1
Request Number:	12698
Author:	Rep. Pae
Date:	2/21/2025
Impact:	\$0

Research Analysis

The proposed policy committee substitute for HB 2015 outlines procedures for a tenant seeking action as a result of a landlord's noncompliance. In order to bring an action against a landlord, the landlord must have failed to make repairs after the tenant gave written notice describing the issue and allowed the landlord up to 14 days to make repairs or provide a remedy. The tenant must also allow the landlord access to the rental unit to begin addressing the issue. If the tenant wins the case, they may be awarded damages, attorney fees, court costs, injunctive relief, or other appropriate remedies. The landlord becomes liable once they are aware of the issue and either refuse to fix it or fail to start repairs within 14 days.

In a case when the tenant decides to repair the issue on their own accord and deduct the cost from their rent, the tenant may withhold rent if the cost is more than one month's rent after giving written notice and depositing the withheld amount into a separate account designated for repairs. The tenant must provide proof of this deposit to the landlord. The funds must remain in the account until the landlord completes the repairs, at which point the tenant must release the deposit to the landlord, or until enough money accumulates for the tenant to pay for the repairs directly. The landlord cannot evict the tenant for nonpayment of rent if the tenant is properly following this process.

If a tenant wins a case brought by a landlord for nonpayment of rent, the tenant may recover attorney fees and damages equivalent to two months' rent.

Prepared By: Autumn Mathews

Fiscal Analysis

The POLPCS1 to HB2015 sets forth provisions related to tenants seeking action as a result of a landlord's noncompliance. In its current form, this measure is not anticipated to have an impact on state budget or appropriations.

Prepared By: Robert Flipping IV, House Fiscal Staff

Other Considerations

None.

