

SB 484 -2 STAFF MEASURE SUMMARY

House Committee On Human Services and Housing

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Meeting Dates: 4/22, 4/29

WHAT THE MEASURE DOES:

Limits application fee to one per tenant for multiple dwelling units owned or managed by the same landlord. Requires refund to applicants who are screened but not selected.

ISSUES DISCUSSED:

- Simple bill to solve an expensive problem
- Current competition for housing is significant
- The amendments will correct an issue discussed on Senate floor
- Responsibility to track the 60-day expiration
- Sixty-day number result of negotiations

EFFECT OF AMENDMENT:

-2 (Dated 4/24/19) Adds a 60-day time limit for requiring an potential tenant applicant to pay only one screening fee for properties owned or managed by the same landlord and eliminates language requiring the landlord to refund the screening charge when the landlord screens the applicant but does not offer the dwelling to the applicant despite determining the applicant is qualified.

BACKGROUND:

It is common practice for landlords to ask potential renters to pay the cost of processing and screening their applications. For tenants that apply for multiple locations, these fees add up quickly. Senate Bill 484 requires one fee when an application is made to rent one of multiple units owned or managed by the same landlord, and for application fees to be refunded to applicants who are not selected.