

## **SB 327 STAFF MEASURE SUMMARY**

### **Senate Committee On Housing and Development**

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**Prepared By:** Devin Edwards, LPRO Analyst

**Meeting Dates:** 4/1

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#### **WHAT THE MEASURE DOES:**

Allows landlords to increase water or sewer bill based on submeter reading. Establishes what tenants may recover if landlords fail to comply with utility billing and notice requirements.

#### **ISSUES DISCUSSED:**

#### **EFFECT OF AMENDMENT:**

No amendment.

#### **BACKGROUND:**

Under current governing statute, landlords may include charges in addition to the base cost of providing a utility if cable or Internet services are bundled with utilities; the additional amount does not exceed more than 10 percent of the utility charge; the additional amount does not exceed the typical cost of the cable or Internet services for an individual contract; and the additional amount is listed separately from utilities in the rental agreement and bill notices. Failure to comply with utility billing and notice requirements allows tenants to recover from landlords an amount equal to one month's rent or twice the amount wrongfully charged, whichever is greater.

Senate Bill 327 allows landlords to increase the water or sewer bill for tenants based on submeter readings. In addition, the measure establishes that tenants may recover three times the amount wrongfully charged if landlords fail to comply with utility billing and notice requirements.