

SB 291 -4 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

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Meeting Dates: 2/11

WHAT THE MEASURE DOES:

Directs office of Governor, in consultation with Racial Justice Council's Housing and Homelessness Committee, to study laws related to housing racial justice and homelessness. Requires office of Governor to report to Legislative Assembly no later than September 15, 2022. Takes effect on 91st day following adjournment sine die.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-4 Replaces measure.

BACKGROUND:

Current governing statute restricts what landlords may charge and consider when screening tenant applicants.

Senate Bill 291 with the -4 amendment reduces tenant screening criteria that can be used to deny applicants and increases conditions under which landlords are required to provide applicants with certain information. The amended measure would prevent landlords from considering previous arrests if applicants are currently admitted into a diversion or deferral of judgment program entered post-conviction but prior to judgment. Before denying an applicant, landlords must conduct an individualized assessment of the applicant that includes supplemental evidence on incidents that would lead to a denial. If a landlord denies an applicant, the landlord must provide the applicant with a written statement explaining why within 14 days, including information such as the tenant screening and consumer credit companies used in the screening and the applicant's right to appeal the denial. Current governing statute only requires landlords to furnish a written explanation of denial if applicants request one. The amended measure also requires landlords to provide applicants with written notice of any federal, state, or local nondiscrimination policies before accepting applications or payment.