

**SB 1069 STAFF MEASURE SUMMARY**

**Senate Committee On Housing and Development**

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**Prepared By:** Kevin Rancik, LPRO Analyst

**Meeting Dates:** 3/8

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**WHAT THE MEASURE DOES:**

Allows electronic delivery of written notice to landlord or tenant, provided rental agreement specifies electronic addresses or locations for delivery. Allows electronic return of security deposit or prepaid rent upon termination of tenancy. Allows refund of rent via electronic means. Allows notice of disposal, sale, or storage of tenant’s personal property to be delivered electronically. Removes requirement that termination notices in manufactured dwelling parks or marinas be specifically by first-class mail with certificate of mailing.

**ISSUES DISCUSSED:**

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

Current statutes regarding landlord and tenant communication require written notices to be provided by mail or through in-person means. Notices, such as those regarding evictions or changes to rental agreements, and subsequent actions of either the landlord or tenant, must be provided and take place within specific time frames. Mail delivery can add a few days to the time it takes for communication to arrive, reducing the amount of time the recipient has to take action.

Senate Bill 1069 allows electronic delivery of landlord and tenant notices, and electronic refunds and returns of security deposits and rent. The measure removes from statute specific requirements that related notices be delivered by first-class mail.