

SB 1069 A -A2 STAFF MEASURE SUMMARY
House Committee On Housing and Homelessness

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Meeting Dates: 4/27

WHAT THE MEASURE DOES:

Allows residential landlord and tenant to agree to provision of written notices through electronic mail, if allowed by and as specified under written addendum to rental agreement. Provides language to which addendum must substantially adhere, including that electing to receive notice by email is voluntary. Allows electronic return of security deposit or prepaid rent upon termination of tenancy, upon written request of tenant after tenancy began.

FISCAL: No fiscal impact

REVENUE: No revenue impact

SENATE VOTE: 28-0

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-A2 Clarifies, in addition to criteria in base bill, that written addendum allowing the use of electronic mail for written notices to the landlord or the tenant must be executed by both parties after the tenancy begins and the tenant has occupied the premises. Specifies a party to a rental agreement may only use electronic mail notifying termination of tenancy, including termination of tenancy for nonpayment, if allowed by addendum and if termination notice is sent by both first class mail and electronic mail.

BACKGROUND:

Current residential landlord and tenant law requires that written notices between a landlord and tenant be provided by mail or through in-person means. Notices, such as those regarding eviction or changes to a rental agreement, 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, ultimately reducing the amount of time the recipient has to respond or take action.

Senate Bill 1069 A allows electronic delivery of landlord and tenant notices if agreed to under a rental agreement addendum, and allows electronic returns of security deposits or prepaid rent upon tenant request after the tenancy begins.