

**SB 1069 A -A4 STAFF MEASURE SUMMARY**  
**House Committee On Housing and Homelessness**

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**Prepared By:** Claire Adamsick, LPRO Analyst

**Meeting Dates:** 4/27, 5/11

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**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: May have impact, but statement not yet issued*

*REVENUE: No revenue impact*

**ISSUES DISCUSSED:**

- Option for tenant and landlord to communicate on notices electronically after tenancy begins
- Notices for termination of tenancy may not be sent solely through email, but also through first-class mail

**EFFECT OF AMENDMENT:**

-A4 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 if allowed by addendum and if termination notice is sent by both first class mail and electronic mail. Clarifies termination notice delivery methods required for notice periods specified in hours.

**BACKGROUND:**

Current residential landlord and tenant law requires that written notices 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.