

SB 1523-4
(LC 287)
2/9/26 (RLM/ps)

Requested by SENATE COMMITTEE ON HOUSING AND DEVELOPMENT

**PROPOSED AMENDMENTS TO
SENATE BILL 1523**

1 On page 1 of the printed bill, delete lines 7 through 25.

2 On page 2, delete lines 1 through 7 and insert:

3 **“SECTION 2. (1) A landlord who uses a tenant portal to accept an**
4 **application shall:**

5 **“(a)(A) Post a printable copy of the application on the landlord’s**
6 **website; or**

7 **“(B) Within seven days following receipt of a written request by any**
8 **prospective applicant, provide a printed or printable copy of the ap-**
9 **plication to the prospective applicant by mail or electronic mail.**

10 **“(b) Process all applications whether received through the tenant**
11 **portal or outside of the portal.**

12 **“(2) If an applicant or tenant requests an alternative in writing, a**
13 **landlord may not require a tenant to use a tenant portal as the sole**
14 **means to:**

15 **“(a) Verify identification;**

16 **“(b) Review and sign addenda or other legal agreements; or**

17 **“(c) Submit documents relating to the tenancy.**

18 **“(3) This section does not prohibit a landlord from entering tenant**
19 **information into a tenant portal or otherwise using a tenant portal.**

20 **“(4) If a landlord fails to comply with this section, an individual**
21 **who applied as described in subsection (1)(b) of this section or re-**

1 requested an alternative to the tenant portal under subsection (1)(a) or
2 (2) of this section is entitled to any damages sustained, or \$100,
3 whichever is greater.”.

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