

SCS SB 231 -- LANDLORD-TENANT ACTIONS

This bill exempts landlords, or any of their successors, assigns, agents, or representatives, from liability for any loss or damage to household goods, furnishings, fixtures, or other personal property resulting from the removal or disposal of the property under a court-ordered execution for possession of the premises except for willful, wanton, or malicious acts or omissions. If any property bears a conspicuous permanent label or mark identifying it as the property of a third party, the landlord must notify the third party by certified mail with a return receipt requested to remove the property within five business days of receipt of the notification to recover the property. If the landlord is unable to notify the third party, he or she may dispose of the property and will not be liable for the loss or damages.