

HB 1982 -- LANDLORD TENANT ACTIONS

SPONSOR: Rehder

This bill changes landlord tenant laws. In its main provisions, the bill:

- (1) Increases the maximum rent deposit or security deposit that a landlord may demand from two months' rent to three months' rent;
- (2) Specifies that a tenant of residential property who intentionally leaves without paying all current and past due rent will be guilty of a class A misdemeanor. The tenant has a defense to prosecution if he or she has provided the landlord with a security deposit equal to or exceeding the amount owed to the landlord or if he or she pays all current or past due rent within five days after vacating the property or provides, in writing, the landlord a complete and accurate forwarding address; and
- (3) Specifies that a person commits the crime of intentional destruction of rental property if he or she knowingly damages the rental property of another. Intentional destruction of rental property with damages less than \$750 is a class B misdemeanor and intentional destruction of rental property with damages of \$750 or greater is a class D felony.