

Subject Expedited eviction process modifications; prohibition on minors in eviction filings

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Date April 8, 2026

Overview

This bill adds a reason to allow a landlord to file an expedited eviction, and prohibits minor children of tenants from being listed on eviction actions.

Summary

Section	Description
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| 1 | <p>Minors as defendants prohibited.</p> <p>Prohibits a landlord from listing a minor on an eviction action, unless the minor is the only tenant for the unit. This section also provides that this prohibition cannot be waived, and that the tenant can recover damages for a violation of this section. This section would apply to leases entered into or renewed on or after August 1, 2026.</p> |
| 2 | <p>Expedited procedure.</p> <p>Amends the requirements to allow filing for an expedited eviction. The bill adds that a landlord can file an expedited case when there is an assault on the landlord or an agent or contractor for the landlord. This section would apply to evictions filed on or after August 1, 2026.</p> |