

Subject Prohibiting certain fees by landlords; restricting landlord entry

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Overview

Updates and amends landlord-tenant provisions. The sections in this bill apply to leases signed before, on, or after August 1, 2024.

Summary

Section	Description
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| 1 | Prohibited fees.
Prohibits landlords from imposing ongoing fees that do not relate to a service provided by the landlord and imposes a penalty for violating this section. |
| 2 | Entry by landlord.
Restricts landlords entry into a residential unit to between the hours of 8:00 a.m. and 8:00 p.m. and clarifies that notice must be at least 24 hours before entry. |
| 3 | Penalty.
Changes the penalty for a landlord who enters an apartment without proper notice or in violation of the section to damages not less than one month's rent and reasonable attorney's fees instead of a civil penalty of \$100. Provides that a violation of the section on unlawful entry by a landlord is a violation of the lease. |