

HOUSE RESEARCH

Bill Summary

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Overview

A residential tenant report is a communication by a residential tenant screening service regarding information about a prospective tenant intended to be used for the purpose of making decisions about residential tenancy applications. This bill would require that such reports be standardized to a form adopted by the attorney general when a landlord charges a screening fee. In those instances, the certified copy of the uniform tenant report would be "good" for 60 days. Subsequent landlords could not charge an additional screening fee during that period, except a \$30 refundable update fee.

Section

- 1 Uniform tenant report required.** This section provides that a landlord may not charge an applicant a screening fee unless the landlord uses the uniform residential tenant report described in section 2.
- 2 Uniform tenant report.** This section provides that if a landlord charges a prospective tenant a screening fee, a uniform tenant report is required. The attorney general is directed to develop a form for the uniform tenant report. The applicant screening fee for the uniform tenant report may not exceed \$50. A landlord is required to provide a certified copy of the tenant report to the prospective tenant. For a period of 60 days from the date of the application, any landlord who charges a tenant screening fee must accept a certified copy of the uniform tenant report and may not charge the prospective tenant an application fee, other than a \$30 refundable update fee.