

HOUSE RESEARCH

Bill Summary

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Section

- 1 **Refund of screening charge.** This section provides that a landlord who fills a vacant unit before screening an applicant must return any fee charged for the screening to the applicant within two weeks.
- 2 **Disclosures.** This section establishes a requirement for a preapplication form that a landlord must provide to a prospective tenant prior to taking an application fee. The preapplication form must provide specified information relative to the screening process, the applicant's rights and the availability of rental units. The preapplication form must also require the applicant to provide information relating to the screening or admission criteria. On the day the form is received, the landlord must review it and make an initial determination as to whether the prospective tenant does or does not meet the screening or admission criteria. The landlord may not turn down the prospective tenant if the residential tenant report or results of the screening process are substantially consistent with the preapplication form and the applicant meets the screening or admission criteria.