

HOUSE RESEARCH

Bill Summary

FILE NUMBER: H.F. 829
Version: Second engrossment

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Subject: Evictions, time for appeal, and rent escrow

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Overview

This bill removes sunset provisions on evictions, changes the timeline for an appeal in an eviction action, changes the hearing timelines in a rent escrow case and repeals the eviction statute that would have become law January 1, 2015.

Section

- 1** **Penalty.** Provides a civil penalty of \$500 if a landlord subject to foreclosure creates a lease longer than allowed by statute.
- 2** **Grounds for eviction; foreclosed residential property.** Removes the sunset provision for these eviction proceedings.
- 3** **Grounds for eviction-contract for deed.** Removes the sunset provision for these eviction proceedings.
- 4** **Time for appeal.** Expands the timeline to appeal in an eviction action from ten to 15 days.
- 5** **Notice of hearing.** Allows a hearing to be scheduled in a rent escrow case for violations in a residential building even when the tenant files the required notice and no rent is currently due to the landlord.
- 6** **Repealer.** Repeals a section of the eviction statute that was going to become effective on January 1, 2015, that would have replaced the existing eviction statutes that would sunset on December 31, 2014. The repealer is effective the day following final enactment.