

# HOUSE RESEARCH

## Bill Summary

**FILE NUMBER:** H.F. 2151  
**Version:** First engrossment

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**Subject:** Landlord and tenant duty to mitigate damages

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Requires a landlord or a tenant in a residential tenancy who is seeking damages in an action for the breach of a lease to make reasonable efforts to mitigate the damages that are due to the breach, including allowing a sublease or assignment of the lease in such cases where a tenant has moved out before the lease is complete or been evicted. The bill provides that a sublease or assignment does not have to be allowed when it is prohibited by federal, state, or local subsidized housing programs.