

HOUSE RESEARCH

Bill Summary

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Subject: Notice to quit or pay prior to eviction

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Overview

This bill requires a notice to residential tenants from a landlord seven days prior to starting an eviction for failure to pay rent. The bill requires that the notice is attached to the eviction complaint when it is filed.

Section

- 1** **Grounds for an eviction.** Requires compliance with the notice to quit or pay in evictions for failure to pay rent in order to have grounds to proceed on an eviction.
- 2** **Notice.** A landlord must provide a residential tenant a notice seven days prior to filing an eviction action when a tenant has failed to pay rent. The notice must inform them of how much money is currently due and how much money is going to be due in the following month, and it must inform them that the landlord can proceed on the eviction if they do not pay or vacate the residence. The tenant can use the right to cure two times in a twelve-month period, and more than two times if the tenant pays the reasonable attorneys fees and costs to the landlord.
- 3** **Filing.** The landlord must attach a copy of the notice provided to the eviction complaint when it is filed.

Effective date. These requirements would become effective on August 1, 2014, and would apply to cases for eviction filed on or after that date.