

Bill Summary H.F. 3348 As introduced

Subject Prohibiting certain fees by landlords; restricting landlord entry

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## **Overview**

Updates and amends landlord-tenant provisions.

# Summary

#### Section Description

### 1 **Prohibited fees.**

Prohibits landlords from imposing ongoing fees that do not relate to a service provided by the landlord and imposes a penalty for violating this section.

### 2 Entry by landlord.

Restricts landlords entry into a residential unit to between the hours of 8:00 a.m. and 8:00 p.m.

### 3 Penalty.

Changes the penalty for a landlord who enters an apartment without proper notice or in violation of the section to damages not less than one month's rent and reasonable attorney's fees instead of a civil penalty of \$100. Provides that a violation of the section on unlawful entry by a landlord is a violation of the lease.

### 4 Unlawful exclusion or removal.

Allows unlawful exclusion cases to be brought for the same filing fee as conciliation court.

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