

Subject Eligibility for discretionary and mandatory eviction expungements

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Overview

This bill amends when the court can grant a discretionary eviction expungement, and when the court must grant a mandatory eviction expungement. These cases can be brought on the motion of the defendant (tenant) but can also be ordered directly by the court.

Summary

Section	Description
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| 1 | Discretionary expungement.
Adds a standard for a court to order an eviction expungement. |
| 2 | Mandatory expungement.
Adds additional situations where an eviction action must be expunged by the court to include when: <ul style="list-style-type: none">▪ the tenant prevails on the merits of the case;▪ the court dismisses the landlord's complaint for any reason;▪ the parties have agreed to an expungement;▪ when the eviction was ordered three years prior to the date the expungement was filed; or▪ if the case settles and the defendant fulfills the terms of the settlement. |
| 3 | Nonpublic record.
This section requires the courts to keep eviction case filings confidential until after the case has been decided. |



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