

Subject Effective Date and Application for Eviction Expungements; Tenant Screening Reports

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Date February 29, 2024

Overview

Updates a housing law effective date for new laws passed in 2023, and clarifies tenant screening laws and remedies.

Summary

Section	Description
1	Denial based on pending cases. Prohibits a landlord from denying a rental application based on a pending eviction case filed against the prospective tenant.
2	Remedies. Allows a tenant who is denied a rental based on a pending eviction to sue for the tenant screening fee, a \$1,000 civil penalty, costs, and attorneys fees.
3	Court file information. Requires tenant screening companies to update and verify court cases immediately prior to issuing a tenant screening report.
4	Tenant report; remedies. Allows a tenant screening company to be sued for violating the laws on tenant screening reports and provides they are liable for a civil fine and reasonable attorneys fees and costs. Current law allows the attorney general to enforce tenant screening laws when there were violations.
5	Effective date. Updates and clarifies the application of a section of law that was passed in 2023, providing that mandatory eviction expungement changes are effective January 1, 2024, and apply to cases filed before, on, or after that date.



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