

SB 5407-S - DIGEST

(SUBSTITUTED FOR - SEE 2ND SUB)

Prohibits a landlord from refusing to lease or rent real property to a prospective tenant or current tenant, or expelling a tenant from real property, based on the source of income of an otherwise eligible tenant.

Creates the landlord mitigation program.

Allows the department of commerce to reimburse eligible claims for property damage, cost of unpaid rent, matching amounts for eligible repairs required after an inspection, attorneys' fees and costs to obtain the judgment, and up to fourteen days of lost rental income.

Creates the landlord mitigation program account and allows a landlord, in order for a claim to be eligible for reimbursement from the account, to submit: (1) A judgment against the tenant through an unlawful detainer proceeding or a civil action in a court of competent jurisdiction after a hearing; or

(2) A claim directly to the department of commerce.

Increases the affordable housing for all surcharge to thirteen dollars and requires the state treasurer to deposit three dollars of the surcharge into the landlord mitigation account.