

SB 6060 - DIGEST

(SUBSTITUTED FOR - SEE 1ST SUB)

Declares an intent to create a clear, efficient, and fair process for both tenants and landlords in the determination of unlawful detainer actions. Landlord-tenant laws and proceedings are often complex and confusing. Tenants and landlords are insufficiently educated about the law and are often unrepresented by counsel in legal proceedings that determine possession of a home. The legislature has created a special process for those proceedings where nonpayment of rent is alleged. Because of the short timelines in those proceedings and the important property rights at stake, the legislature intends that this process be clarified in terms of the notice provided to tenants by landlords who utilize this special proceeding in evicting a tenant for nonpayment of rent.