

Subject Residential Lease Terminations for Victims of Crimes; Chapter 504B

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Overview

This bill updates terms and procedures, prevents evictions, and allows eviction expungements for tenants who terminate their lease consistent with the law that allows a lease termination related to domestic violence or sexual assault or harassment.

Summary

Section	Description
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| 1 | Mandatory expungement.
Adds that evictions can be expunged when the eviction occurred in violation of the law that allows crime victims to terminate their lease due to criminal or sexual assault or domestic abuse. |
| 2 | Right to terminate; procedure.
Clarifies the procedure to terminate a lease when the tenant has been the victim of domestic violence or sexual assault or harassment. |
| 3 | Treatment of information.
Provides a penalty if a landlord shares information related to the lease termination related to domestic violence or sexual assault or harassment. |
| 4 | Liability for rent; termination of tenancy.
Updates terms related to tenant's claims for a security deposit in the lease termination related to domestic violence or sexual assault or harassment. |
| 5 | Eviction prohibited for victims of violence terminating lease.
Prohibits an eviction action from being filed against a tenant who has terminated their lease consistent with the law that allows a lease termination related to domestic violence or sexual assault or harassment. This section also allows the tenant to obtain an expungement if an eviction is sought improperly. |

Section	Description
6	Definitions. Updates terms related to tenant’s claims for a security deposit in the lease termination related to domestic violence or sexual assault or harassment.



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