

**Subject** Lease assistance for properties damaged in civil unrest

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## Summary

This bill caps the rent for both commercial and residential properties that are eligible for or who receive state funding related to damage and fire during the civil unrest in May and June of 2020. The bill limits the rent for those properties to the average of the rent in the first quarter of 2020, or to the last annual rent payment if rent is paid annually. This section provides residential tenants with enforcement provisions if this section is violated using existing tenant's remedies provisions. The rent restriction affects new and renewed leases after July 1, 2020, and lasts until April 1, 2024. Property owners can increase the rent annually during that period based on inflation.