

Subject Prohibiting certain fees by landlords; restricting landlord entry

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Overview

Updates and amends landlord-tenant provisions.

Summary

Section	Description
1	Prohibited fees. Prohibits landlords from imposing ongoing fees that do not relate to a service provided by the landlord and imposes a penalty for violating this section.
2	Entry by landlord. Restricts landlords entry into a residential unit to between the hours of 8:00 a.m. and 8:00 p.m. and clarifies that notice must be at least 24 hours before entry.
3	Penalty. Changes the penalty for a landlord who enters an apartment without proper notice or in violation of the section to damages not less than one month's rent and reasonable attorney's fees instead of a civil penalty of \$100. Provides that a violation of the section on unlawful entry by a landlord is a violation of the lease.