

Subject Tenant Remedy Actions; Lien Holder Notification

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Overview

This bill provides updates to the processes used in court actions to remedy violations and repairs for residential rental properties.

Summary

Section	Description
1	Lien holder notification. Requires the petitioner in a tenant's remedy action to send a copy of the complaint and hearing notice to a lien holder.
2	Judgment. Allows the court to require a landlord to notify lien holders if an appointment has been made when part or all of a petition has been proven in a tenant's remedy action and allows for the cap on attorney's fees to be waived in an action where an administrator is appointed.
3	Expenses. Adds a provision that when fees are paid for an administrator in a tenant's remedy action, the fees can include reasonable attorney's fees.
4	Powers. Clarifies that administrators appointed in a tenant's remedy action can secure third-party financing to pay for allowable costs.
5	Lien priority. Allows liens for financing taken by the administrator in a tenant's remedy action to have priority over other liens.

Section	Description
6	Repealer. Repeals an existing law that provides considerations the court must make in determining whether or not to grant the administrator in a tenant's remedy action funds to remedy violations.



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