

SENATE BILL NO. 466

BY SENATOR PRICE

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AN ACT

To amend and reenact R.S. 9:3252, relative to residential leases; to provide for the return of a security deposit; to provide relative to recovery of certain amounts for failure to comply; to provide for certain actions; and to provide for related matters.

Be it enacted by the Legislature of Louisiana:

Section 1. R.S. 9:3252 is hereby amended and reenacted to read as follows:

§3252. ~~Damages; venue~~ **Failure of lessor to comply; recovery of amounts by lessee; venue**

A. The willful failure to comply with **R.S.** 9:3251 shall give the tenant or lessee the right to recover ~~actual damages or two hundred dollars~~ **any portion of the security deposit wrongfully retained and three hundred dollars or twice the amount of the portion of the security deposit wrongfully retained**, whichever is greater, from the landlord or lessor, or from the lessor's successor in interest. Failure to remit within thirty days after written demand for a refund shall constitute willful failure.

B. An action for recovery of such damages may be brought in the parish of the lessor's domicile or in the parish where the property is situated.

Section 2. The provisions of this Act shall become effective January 1, 2019.

PRESIDENT OF THE SENATE

SPEAKER OF THE HOUSE OF REPRESENTATIVES

GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: _____