
DIGEST

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HB 606 Original

2023 Regular Session

Jordan

Abstract: Allows for lessors to terminate a lease and creates safety standards for rental properties.

Proposed law states a lessee shall have the right to terminate a rental agreement pertaining to residency of a lessee if there have been two or more criminal incidents reported to the police in a six month time frame within a half mile radius of the residential property.

Proposed law allows for a lessee to receive an early termination as provided in proposed law, the lessee shall do all of the following:

- (1) Assert in writing to the lessor that there have been two or more criminal incidents reported to the police in a 6 month time frame within a .5 mile radius of the property.
- (2) Provide to the lessor reasonable documentation that there have been two or more criminal incidents reported to the police in a 6 month time frame within a .5 mile radius of the property, provided that the two or more criminal incidents occurred after the execution of the lease agreement.
- (3) Meet or agree to fulfill all requirements of a lessee under the lease agreement.

Proposed law requires that if a lessee fulfills all the requirements of proposed law, the lessor shall grant the lessee the requested early termination of the lease.

Proposed law requires that if the lessee requests early termination of the lease agreement, the lessor shall terminate the lease agreement as a matter of law on a mutually agreed upon date within 30 days of the written request for early termination. The lessee requesting the early termination shall vacate the residential dwelling by the date to avoid liability for future rent.

Proposed law states that the lessee requesting the early termination is liable only for rent paid through the early termination date of the lease and any previous obligations to the lessor outstanding on that date. The amount due from the lessee shall be paid to the lessor on or before the date the lessee vacates the dwelling. The lessor may withhold the lessee's security deposit only for any reason permitted under present law

Proposed law requires that when there are multiple lessees who are parties to a lease agreement for which the accommodation of early termination is requested by one or more lessees, the lessor shall be entitled to an immediate eviction of all lessees upon presenting the court with reasonable

documentation of the criminal incidents. Lessors shall be immune from any and all lawsuits, claims, demands, or causes of action filed by or on behalf of lessees.

Proposed law creates safety standards for rental properties.

Proposed law requires that any owner, property manager, or property management company shall provide proper security cameras and lighting on their residential properties.

Proposed law requires that any owner, property manager, or property management company who is responsible for or has control over the rental property shall, prior to renting or leasing the rental property, disclose to any prospective tenant the resources where the prospective tenants may obtain data regarding criminal incidents occurring within close proximity of the rental property.

(Adds R.S. 9:3261.3 and 51:2615)