

2021 Regular Session

HOUSE BILL NO. 374

BY REPRESENTATIVE DUPLESSIS

1 AN ACT

2 To enact R.S. 9:3258.1, relative to residential leases; to provide for notice to applicants by  
3 certain lessors of residential properties; to provide for exceptions; to provide for  
4 personal hardship statements after a declared disaster or emergency; and to provide  
5 for related matters.

6 Be it enacted by the Legislature of Louisiana:

7 Section 1. R.S. 9:3258.1 is hereby enacted to read as follows:

8 §3258.1. Residential lease application requirements

9 A. A lessor shall not require payment of an application fee unless, prior to  
10 accepting the payment, the lessor gives written notice of all of the following:

11 (1) The amount of the application fee.

12 (2) Whether the lessor considers credit scores, employment history, criminal  
13 history, or eviction records in deciding whether to rent or lease to the applicant.

14 (3) That the applicant may share, in good faith, a statement of two hundred  
15 words or less explaining that the applicant has experienced financial hardship  
16 resulting from a state or federally declared disaster or emergency and how that  
17 hardship impacted the applicant's credit, employment, or rental history.

18 (4) The lessor's notice regarding the statement of financial hardship shall  
19 reference the COVID-19 pandemic and hurricanes.

20 B. Notice required by this Section may be delivered, stored, and presented  
21 by electronic means if the electronic means meet the requirements of the Louisiana  
22 Uniform Electronic Transactions Act, as provided in R.S. 9:2601, et seq.

