

RÉSUMÉ DIGEST

ACT 422 (HB 374)

2021 Regular Session

Duplessis

New law provides that a landlord (lessor) may not require payment of an application fee unless the landlord gives written notice to applicants of the following:

- (1) The application fee.
- (2) Whether the landlord considers credit scores, employment history, criminal history, or eviction records.
- (3) That the applicant can submit a statement to the landlord explaining, in 200 words or less, that the applicant has experienced financial hardship because of a state- or federally-declared disaster or emergency and how the hardship has impacted the applicant's credit, employment, or rental history.
- (4) The landlord's notice regarding the applicant's statement of financial hardship is required to reference the COVID-19 pandemic and hurricanes.

New law applies to all landlords of property used as a lessee's primary residence except for owner-occupied buildings with no more than four units.

New law prohibits causes of action and allows for immunity for a landlord's alleged violation of existing and new law.

Effective August 1, 2021.

(Adds R.S. 9:3258.1)