
DIGEST

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HB 606 Engrossed

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 lease pertaining to residency of a lessee if two or more violent crimes or drug offenses with official police reports occur on the adjacent property of a single-family residence or on the property of a multi-family residence without the termination being reported to a credit bureau if the lessee pays the rent owed for the remaining term of the lease.

Proposed law provides that a lessee may receive an early termination as provided in proposed law, if the lessee does all of the following:

- (1) Assert in writing that two or more violent crimes or drug offenses with official police reports occurred on the adjacent property of a single-family residence or on the property of a multi-family residence.
- (2) Provide to the lessor reasonable documentation that two or more violent crimes or drug offenses occur on the adjacent property of a single-family residence or on the property of a multi-family residence, if the incidents occurred after the execution of the leasing agreement.
- (3) Meet or agree to fulfill all requirements of a lessee under the lease.

Proposed law allows a lessor to pursue legal actions to recover the paid amount owed for the remaining term of the lease.

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 that 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 R.S. 51:2615)

Summary of Amendments Adopted by House

The Committee Amendments Proposed by House Committee on Commerce to the original bill:

1. Replace proposed law and state that a lessee may choose to terminate his lease if, after the execution of a lease, two or more violent crimes or drug offenses with official police reports occur on the adjacent property of a single-family residence or on the property of a multi-family residence. If the lessee fulfills the requirements of proposed law, the termination shall not be reported to a credit bureau if the lessee pays the rent owed for the remaining term of the lease.
2. Add that a lessor may pursue legal actions to recover the paid amount owed for the remaining term of the lease.
3. Make technical changes.