

2024 Regular Session

HOUSE BILL NO. 913

BY REPRESENTATIVE SELDERS

UTILITIES: Provides for transparency for utility bills

1 AN ACT

2 To enact Chapter 43-A of Title 51 of the Louisiana Revised Statutes of 1950, to be  
3 comprised of R.S. 51:2621 and 2622, relative to transparency for utility bills; to  
4 provide for certain information from utility bills for residential properties; to define  
5 housing provider; to provide for requests for information; to provide for violations,  
6 civil remedies, and penalties; and to provide for related matters.

7 Be it enacted by the Legislature of Louisiana:

8 Section 1. Chapter 43-A of Title 51 of the Louisiana Revised Statutes of 1950,  
9 comprised of R.S. 51:2621 and 2622, is hereby enacted to read as follows:

10 CHAPTER 43-A. TENANT BILL TRANSPARENCY

11 §2621. Access to utility bills

12 A. For the purposes of this Section, "housing provider" means an owner,  
13 lessor, sublessor, property manager, or property management company that leases  
14 or rents residential property.

15 B. This Section applies to housing providers that control the utility accounts  
16 for residential properties occupied by tenants.

17 C. A housing provider shall provide to a tenant a copy of the original utility  
18 bill for the residential property where the tenant resides if all of the following occur:

19 (1) A tenant requests, in writing, to the housing provider a copy of the  
20 original utility bill.

1           (2) A tenant provides identification that he is the current tenant in the  
2           residential property for which a copy of the original utility bill is being requested.

3           (3) A tenant states which method he would like to receive the bill, either by  
4           mail or email, and the corresponding information needed to fulfill the request.

5           D. If a tenant satisfies the requirements in Subsection C of this Section, a  
6           housing provider shall provide the requested copy of the original utility bill within  
7           fifteen days of the request. After the initial request, a housing provider shall provide  
8           to the tenant, a copy of the original utility bill monthly, before payments of those  
9           bills are due.

10           §2622. Violations; civil remedies; penalties

11           A. A housing provider that violates the provisions of this Chapter shall be  
12           fined not more than five hundred dollars per violation.

13           B. A tenant may bring a civil action against a housing provider in violation  
14           of the provisions of this Chapter to enjoin further violation and recover penalties  
15           pursuant to Subsection A of this Section.

16           C. The attorney general may bring an action against a housing provider in  
17           violation of the provisions of this Chapter to seek injunctive relief and to impose  
18           penalties pursuant to Subsection A of this Section.

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DIGEST

The digest printed below was prepared by House Legislative Services. It constitutes no part of the legislative instrument. The keyword, one-liner, abstract, and digest do not constitute part of the law or proof or indicia of legislative intent. [R.S. 1:13(B) and 24:177(E)]

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HB 913 Reengrossed

2024 Regular Session

Selders

**Abstract:** Provides relative to transparency for utility bills.

Proposed law defines "housing provider"

Proposed law applies to housing providers that control utility accounts for residential properties occupied by tenants.

Proposed law states that a housing provider shall provide to a tenant a copy of the original utility bill for the residential property where they reside if all the following occur:

- (1) A tenant requests, in writing, to the housing provider a copy of the original utility bill.

- (2) A tenant provides identification that he is the current tenant in the residential property for which information is being requested.
- (3) A tenant states which method he would like to receive the bill, either by mail or email, and the corresponding information needed to fulfill the request.

Proposed law states that if a tenant satisfies the requirements in proposed law, a housing provider shall provide the information within 15 days of the request. After the initial request, a housing provider shall provide to the tenant, a copy of the original utility bill monthly, before payments of those bills are due.

Proposed law provides that a housing provider shall be fined not more than \$500 per violation for violating proposed law.

Proposed law allows a tenant or the attorney general to bring an action against a housing provider that violates proposed law. Further provides for penalties.

(Adds R.S. 51:2621 and 2622)

#### Summary of Amendments Adopted by House

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

1. Make technical changes to the title.
2. Clarify that a copy of the original utility bill is required.
3. Add violations, penalties, and civil remedies regarding housing providers that do not provide a copy of original utility bills pursuant to proposed law.