
SENATE COMMITTEE AMENDMENTS

2024 Regular Session

Amendments proposed by Senate Committee on Commerce, Consumer Protection and International Affairs to Reengrossed House Bill No. 913 by Representative Selders

1 AMENDMENT NO. 1

2 On page 1, line 2, change "Chapter 43-A" to "Chapter 67"

3 AMENDMENT NO. 2

4 On page 1, line 3, change "R.S. 51:2621 and 2622" to "R.S. 51:3271 through 3274"

5 AMENDMENT NO. 3

6 On page 1, line 4, delete "to define" and on line 5, delete "housing provider" and insert "to
7 provide for definitions"

8 AMENDMENT NO. 4

9 On page 1, line 8, change "Chapter 43-A" to "Chapter 67"

10 AMENDMENT NO. 5

11 On page 1, line 9, change "R.S. 51:2621 and 2622" to "R.S. 51:3271 through 3274"

12 AMENDMENT NO. 6

13 On page 1, line 10, change "CHAPTER 43-A." to "CHAPTER 67."

14 AMENDMENT NO. 7

15 On page 1, delete lines 11 through 20

16 AMENDMENT NO. 8

17 On page 2, delete lines 1 through 9 and insert:

18 §3271. Definitions

19 For the purposes of this Chapter, the following terms and phrases shall have
20 the meanings ascribed as follows:

21 (1) "Housing provider" means a property owner, lessor, property manager,
22 or property management company that offers residential property for lease or rent.

23 (2) "Individual meter" means a residential unit with a meter affixed to it that
24 is used to monitor the consumption of water, gas, or electricity.

25 (3) "Original bill" means the utility bill provided to the housing provider by
26 a utility for a specific unit or residential unit.

27 (4) "Tenant" means a lessee of residential property or a person whose name
28 appears on a lease indicating that he is an occupant of the residential property.

29 (5) "Third-party billing" means a form of billing where an intermediary
30 handles the invoicing and payment between a housing provider and a tenant.

31 (6) "Unit" or "residential unit" means a living space or combination of rooms
32 designed to provide independent year-round living facilities for one family or
33 household, with provisions for sleeping, eating, and sanitation.

34 (7) "Utility" or "utilities" means a provider of water, gas, or electric service
35 that is regulated by the Louisiana Public Service Commission or a local
36 governmental subdivision or owned or operated by a local governmental subdivision.

37 §3272. Applicability

1 This Chapter applies to any housing provider that utilizes third-party billing
2 to manage utility billing for a residential unit with an individual meter and is offered
3 for lease or rent.

4 §3273. Access to utility bills

5 A. A tenant may request a housing provider to supply him with a copy of the
6 original bill for any utility supplied to the unit in which the tenant resides.

7 B. The request authorized in Subsection A of this Section shall be in writing
8 and specify the following:

9 (1) Each utility for which the tenant is requesting a copy of the original bill.

10 (2) The range of dates for which the tenant is requesting a copy of an original
11 bill or bills. Dates requested shall be no earlier than the last day of the billing cycle
12 immediately preceding the date the request is transmitted to the housing provider.

13 (3) Whether the tenant is requesting to be provided with a copy of all future
14 original bills for the utility specified in the request.

15 C. A housing provider shall supply the tenant with copies of the original bill
16 for the previous billing cycle or cycles requested in compliance with this Section
17 within thirty days of receipt of a request that complies with this Section.

18 D. A housing provider shall supply the tenant with a copy of the original bill
19 for future billing cycles requested in compliance with this Section within thirty days
20 of receipt of the original bill.

21 E. Failure of a housing provider to comply with this Section shall not relieve
22 a tenant from the responsibility to remit full payment to a third-party billing service.

23 F. The request authorized by this Section and the response required by this
24 Section may be by electronic means if the electronic means meets the requirements
25 of the Louisiana Uniform Electronic Transactions Act, R.S. 9:2601 et seq."

26 AMENDMENT NO. 9

27 On page 2, line 10, change "§2622." to "§3274."

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