

2024 Regular Session

HOUSE BILL NO. 913

BY REPRESENTATIVE SELDERS

1 AN ACT

2 To enact Chapter 67 of Title 51 of the Louisiana Revised Statutes of 1950, to be comprised  
3 of R.S. 51:3271 through 3274, relative to transparency for utility bills; to provide for  
4 certain information from utility bills for residential properties; to provide for  
5 definitions; to provide for requests for information; to provide for violations, civil  
6 remedies, and penalties; and to provide for related matters.

7 Be it enacted by the Legislature of Louisiana:

8 Section 1. Chapter 67 of Title 51 of the Louisiana Revised Statutes of 1950,  
9 comprised of R.S. 51:3271 through 3274, is hereby enacted to read as follows:

10 CHAPTER 67. TENANT BILL TRANSPARENCY

11 §3271. Definitions

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

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

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

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

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

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

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

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

7                   §3272. Applicability

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

11                  §3273. Access to utility bills

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

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

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

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

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

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

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

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

1                   F. The request authorized by this Section and the response required by this  
 2                   Section may be by electronic means if the electronic means meets the requirements  
 3                   of the Louisiana Uniform Electronic Transactions Act, R.S. 9:2601 et seq.  
 4                   §3274. Violations; civil remedies; penalties

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

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

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

\_\_\_\_\_  
 SPEAKER OF THE HOUSE OF REPRESENTATIVES

\_\_\_\_\_  
 PRESIDENT OF THE SENATE

\_\_\_\_\_  
 GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: \_\_\_\_\_