

## RÉSUMÉ DIGEST

ACT 577 (HB 913)

2024 Regular Session

Selders

New law provides for tenant bill transparency.

New law defines "housing provider", "individual meter", "original bill", "tenant", "third-party billing", "unit" or "residential unit", and "utility" or "utilities".

New law applies to housing providers that utilize third-party billing to manage utility billing for a residential unit with an individual meter and is offered for lease or rent.

New law provides that a tenant may request a copy of the original utility bill. Further provides that the request, if made, shall be in writing and specify the following:

- (1) The utility for which the tenant is requesting a copy of the original bill.
- (2) The range of dates for which the tenant is requesting a copy of the original bill, which shall be no earlier than the last day of the billing cycle immediately preceding the date the request is transmitted to the housing provider.
- (3) Whether the tenant is requesting to be provided with a copy of all future original bills for the utility specified in the request.

New law requires a housing provider to supply the tenant with copies of the original bill or bills for the previous billing cycle within 30 days of receipt of a request.

New law requires a housing provider to supply the tenant with copies of the original bill for future billing cycles within 30 days of receipt of the original bill.

New law provides that failure of a housing provider to supply the original bill upon request by the tenant does not relieve the tenant from the responsibility to remit full payment to a third-party provider.

New law provides that the request made under new law for utilities may be made electronically.

New law provides that a housing provider shall be fined not more than \$500 per violation of new law.

New law allows a tenant or the attorney general to bring an action against a housing provider that violates new law and further provides for injunctive relief and penalties.

Effective August 1, 2024.

(Adds R.S. 51:3271-3274)