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## DIGEST

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Barrow

HB No. 545

**Abstract:** Provides for the certification by a lessor that the leased premises is free of toxic mold, and provides for remedies for the lessee.

Proposed law provides that the lessor of any premises leased for residential purposes shall certify that the premises is free of toxic mold at the time of execution of the lease and shall be responsible during the term of the lease for the repair, remediation, and removal of toxic mold on the premises.

Proposed law provides that if at any time subsequent to executing the lease, the premises is found to contain toxic mold, the lessor shall, within 30 days of notice of discovery of the toxic mold, either repair and remediate the premise, removing the toxic mold, or provide at no charge to the lessee an equivalent alternate residence certified to be free of toxic mold.

Proposed law provides that if the lessor is unable to repair and remediate the premises within 30 days, the lessee is authorized to terminate the lease free of any charges or fees.

Proposed law provides that if the lessee is required to temporarily change residence or chooses to terminate the lease, the lessor shall be liable for all expenses incurred by the lessee in moving to a temporary or permanent alternate residence.

Provides that the provisions of proposed law shall not limit any cause of action or damages available under any other existing law, and provides that the obligations of the lessor shall be in addition to any existing obligations of the lessor, including the obligations provided by Civil Code Article 2682.

Provides that the provisions of proposed law shall not be subject to waiver.

(Adds R.S. 9:3222)