



OFFICE OF LEGISLATIVE AUDITOR
Fiscal Note

Fiscal Note On: SB 298 SLS 14RS 235
Bill Text Version: ORIGINAL
Opp. Chamb. Action:
Proposed Amd.:
Sub. Bill For.:

Date: March 20, 2014 11:21 AM Author: DORSEY-COLOMB
Dept./Agy.: Local Housing Authority Analyst: Richard Aultman
Subject: Residential Lease Termination

LESSOR/LESSEE OR NO IMPACT LF EX See Note Page 1 of 1
Provides relative to lease. (8/1/14)

Purpose of Bill: This bill provides for the return of rental deposits within 14 days after a lease is terminated unless all or a portion is necessary to remedy a default or unreasonable wear to the property. In addition, the lessor would be required to deposit all tenants' security deposits in an account used only for that purpose. If a lessor does not return deposits within 14 days, the lessee would be entitled to damages in twice the amount of the withheld deposit. The bill also provides that if the tenant provides written notice that the tenant or their child is a victim of domestic abuse, dating violence, or family violence from a named person, the tenant shall be relieved from any further obligations if the written notice provided to the lessor includes a certification from an authority listed in the bill. It also requires the local housing authority to allow a victim of abuse to transfer to another available safe dwelling if the tenant expressly requests the transfer and includes the necessary certification. The bill also details the lessee's rights to make repairs, lessor's rights to terminate a lease, and provides evicted tenants 3 to 5 days to comply with such judgment.

Table with 7 columns: EXPENDITURES, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 5-YEAR TOTAL. Rows include State Gen. Fd., Agy. Self-Gen., Ded./Other, Federal Funds, Local Funds, and Annual Total, all showing \$0.

Table with 7 columns: REVENUES, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 5-YEAR TOTAL. Rows include State Gen. Fd., Agy. Self-Gen., Ded./Other, Federal Funds, Local Funds, and Annual Total, all showing \$0.

EXPENDITURE EXPLANATION

There is no anticipated direct material effect on governmental expenditures as a result of this measure.

According to an official with the East Baton Rouge Parish Housing Authority, this bill has no anticipated fiscal impact on the agency since the agency already has a policy in place which addresses domestic violence and abuse.

The remainder of the provisions address private property and have no anticipated impact on governmental expenditures.

REVENUE EXPLANATION

There is no anticipated direct material effect on governmental revenues as a result of this measure.

- Senate Dual Referral Rules House
13.5.1 >= \$100,000 Annual Fiscal Cost {S&H}
13.5.2 >= \$500,000 Annual Tax or Fee Change {S&H}
6.8(F)(1) >= \$100,000 SGF Fiscal Cost {H & S}
6.8(F)(2) >= \$500,000 State Rev. Reduc. {H & S}
6.8(G) >= \$500,000 Tax or Fee Increase or a Net Fee Decrease {S}

Joy Irwin
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