

Research Summary

Tenant Protections - Rent Stabilization and Eviction Reduction Policies

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The information below contains relevant examples of state enactments and policy levers pertaining to tenant protections. The examples provided are not exhaustive of all state actions.

RENT STABILIZATION

Rent stabilization is the overarching umbrella term referring to regulating the amount of rent and or increases to rent that can be charged by property owners in a given jurisdiction, historically and colloquially, people may refer to this as rent control, while others view rent control as strict limitations or freezes for all properties that don't change over time.

Modern [rent stabilization policies](#) include similar levers as historical rent control but have greater flexibilities and exceptions that typically do not apply to all units. The intent is often to stabilize the renters' living situation while protecting the landlord or property owner from economic changes – similar to a mortgage.

- **Maximum rent thresholds and price ceilings** refer to regulations that set a limit on the total rent that can be charged for a particular unit.
- **Rent Caps** refer to regulations made regarding maximum, typically annual, rent increases. They can be a fixed number, percentage of current rent, tied to inflation indicators and percentage, while others appoint a board to set the annual cap. Some caps provide flexibilities for owners and landlords to file exemptions to the cap to help offset capital improvements or recoup cost from increased property taxes or utilities.
- **Rent freezes** can be permanent or temporary. Permanent rent freezes are typically associated with historical rent control that do not allow for any increase to rent once a tenant is in the unit. Temporary freezes were popular during the COVID 19 emergency, temporarily disallowing increases on rent through legislation or executive order.
- **Vacancy control** prevents property providers from raising the rent beyond a limit set by a rent control board. This results in new tenants often paying similar rental prices as a previous tenant.

California and Oregon are the only two states that have statewide [rent control legislation](#). The District of Columbia has also enacted [rent control laws](#) for a limited number of properties built before a certain year and for the elderly and persons with disabilities. Maine, Maryland, Minnesota, New Jersey and New York allow for rent control legislation on the city or municipality level. [Most states have laws](#) that either prohibit localities from passing rent regulations or require local rent regulation ordinances to be approved by state legislators.

[Researchers](#) argue that while rent control policies can improve housing stability and prevent displacement, these policies can also limit affordable housing supply and may not fully address gentrification. Potential alternatives to rent control include tax credits or

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government subsidies for landlords that provide affordable rental housing.

Similarly, another [report](#) suggests there are positives and negatives to rent control policies. Positive impacts include increases in tenancy duration and decrease in evictions. The authors assert these positive effects could be amplified when combined with other anti-eviction strategies. Potential negative impacts include lower quality affordable housing units and a diminished affordable housing supply if landlords decide to remove units from the marketplace. Both reports recommend the continued evaluation of rent control policies and initiatives.

RENT STABILIZATION OF MANUFACTURED HOUSING

Rent control policies related to manufactured homes can be different than those applied to houses, apartments, or other properties. While many residents living in manufactured homes might own the dwelling unit itself, many tenants are still required to rent or lease the land beneath the home.

Manufactured homes can provide a source of affordable housing and property ownership. Due to rental increases on land, rent control legislation may help to ensure a supply of affordable housing options and mitigate rising homelessness.

Relevant Legislative Enactments

- **California** ([AB 1482, 2019](#)) provides rent control protections and allows municipalities to enact more restrictive rent control. AB 1482 also covers some units that might not otherwise be counted. California ([AB 2782, 2020](#)) then added manufactured homes within pre-existing rent control legislation, as they were previously exempt from statewide requirements.
- **Colorado** ([H 1294, 2024](#)) specifies legal rights and responsibilities relating to the sale, lease, and purchase of mobile homes, specifies that a successor in interest of a mobile home park has the same responsibilities as the management or landlord, specifies that a home owner of a mobile home includes a resident of a park who is under a current rent-to-own contract, prohibits a landlord from issuing a notice of a rent increase under the same conditions in which a landlord is prohibited from increasing rent, appropriates funds.
- **Delaware** ([S 247, 2024](#)) creates a clearer and workable system for ensuring that manufactured home communities with health and safety violations and conditions that threaten the health and safety of people in the community cannot continue to raise rents on residents without fixing the conditions and providing a safe community for its residents.
- **Illinois** ([S 2834, 2024](#)) amends the Mobile Home Landlord and Tenant Rights Act, prohibits an unlicensed mobile home park from evicting a tenant for non-payment of rent, requires leases or rental agreements for a mobile home or lot to include notice that the landlord may not collect rent if the park is unlicensed.

RENT CAPS: CALCULATIONS AND OTHER PROTECTIONS

California caps rent control limits at either 5% plus the Consumer Price Index (CPI) or 10% of the lowest rent charge any time during the 12 months prior to rental increase (whichever is lower). Los Angeles County ([Los Angeles, Cal. Mun. Code § 151.06](#)) has a more restrictive rent control policy and caps an increase at 8%. The rent increase is calculated by the change in regional CPI. Please see below for a table of these calculations.

Oregon combines the CPI with a flat increase of 7% when calculating statewide rent control. In **2023**, after July 6, property providers can raise rents a total of 14.6%. Beginning in **2024**, the allowable increase is 10%.

New York City has two terms relating to rent control, including “rent control” and “rent stabilization.” Rent-controlled apartments are much rarer as the tenant must have lived in the unit since 1971. Rent stabilization applies to buildings built before 1974 with six or more units (about 44% of rental units).

Relevant Legislative Enactments

- **California** ([AB 846, 2024](#)) Prohibits, for a rental housing development that dedicates 80% of units to lower income households, affordable rent from exceeding the rent prescribed by deed restrictions or regulatory agreements pursuant to the terms of public financing or financial assistance, if it receives specified awards on or after the specified date. Requires the Tax Credit

Allocation Committee to limit annual rent increases in properties that received an allocation of the low-income housing tax credit prior to the specified date.

NOTICE OF RENT INCREASE

Relevant Legislative Enactments

- **District of Columbia** ([B 627, 2024](#)) Amends the Rental Housing Act of 1985 to give housing providers until specified date to comply with a legislative change that requires a specified notice of a rent increase to tenants. Increasing the notice from 30-days to 60-days.
- **Maine** ([H 470, 2023](#)) provides that rent charged for residential estates may be increased by the landlord only after providing at least a specified number of days' written notice to the tenant, provides that if rent charged for a residential estate is increased by the landlord by a specified percent or more, the landlord must provide at least a specified number of days' written notice to the tenant, provides exceptions for certain rental housing.

RENTAL REGISTRIES

State and local governments can use [rental registries](#) as a tool to help regulate the management and administration of rental properties in their communities. Rental registry policies require landlords to license their property with the state or local government, provide reliable contact information and possibly pay a fee. Some registries may only apply to owners and operators of short-term or vacation rentals. These policies aim to improve the [maintenance and operation of rental housing](#), as well as [collect data](#) related to affordable housing supply. Stricter versions of rental registry policies may require landlords to allow for regular health inspections of the property. Licensing ordinances can also authorize the government to revoke a landlord's ability to rent properties if violations occur.

Relevant Legislative Enactments

- **Arizona** ([SB 1168, 2022](#)) authorizes local governments to regulate short-term rental properties and impose financial penalties on operators for violations such as lacking liability insurance or not obtaining a proper permit. **Arizona** ([SB 1131, 2023](#)) also permits local governments to establish citywide residential rental property inspection programs.
- **California** ([S 60, 2021](#)) raised the maximum fines for violations of short-term rental ordinances. If the infraction poses a threat to health or safety, a county or city government may charge up to \$1,500 for the first violation, \$3,000 for the second violation of the same ordinance within one year, and \$5,000 for each additional violation of the same ordinance within one year.
- **Colorado** ([HB 1287, 2023](#)) authorizes boards of county commissioners to license and regulate an owner of lodging that is rented or advertised for short-term stays. Short-term stays are 30 days or less.
- **Maine** ([LD 1397, 2021](#)) also created a localized pilot program for a potential statewide rental registry. This law allocates resources to help the City of Lewiston establish and maintain a new rental registration program. The pilot project only registers and collects information on multifamily housing units with three or more units. The information is available on a publicly accessible website and includes data on ownership, management, occupancy status, condition, code violation history, lead abatement status and inspection. The Maine Housing Authority released a [report](#) detailing their evaluation of the pilot program and recommendations. The state's housing authority recommended against a "one size fits all" model and instead favored more flexibility in the program by permitting local governments to establish their own registry systems.
- **Massachusetts** ([H 4841, 2018](#)) created a statewide [registry](#) of short-term rentals imposing state and local excise taxes on short-term rentals in which a home is rented out for more than 14 days per year.
- **Washington D.C.** operates a program through the Department of Consumer and Regulatory Affairs requiring owners of single-family homes (including houses, townhomes, duplexes, individual rooms, or condo units) to maintain an active [Washington DC One Family Rental License](#). Property providers must have a license for each property that is rented.

RENTAL APPLICATION FEES AND OTHER PROTECTIONS

Prospective tenants often must pay rental application fees when applying for available units. Landlords use these funds to process background screenings including credit and criminal history. Regulation of these fees vary and is contained within each state's [landlord-tenant laws](#). Several states and localities have established limitations on application or screening fees. Policymakers have also created reusable housing applications that prospective tenants can use for multiple properties without having to pay multiple fees.

Relevant Legislative Enactments

- **California** ([AB 2493, 2024](#)) provides that existing law authorizes a landlord or their agent, when they receive a request to rent a residential property, to charge an application screening fee to cover the cost of obtaining information about the applicant. Authorizes a landlord or their agent to charge the fee only if the landlord or their agent, at the time the fee is collected, offers an application screening process. Provides that the bill's provisions do not prevent a landlord from accepting a reusable tenant screening report.
- **California** ([AB 2559, 2022](#)) allows renters to purchase their own reusable credit report and submit to landlords for rental applications; however, landlords are not required to accept these reports and can charge additional fees for separate background checks.
- **Colorado** ([S 184, 2023](#)) concerning protections for residential tenants, prohibits a landlord from considering certain information relating to a prospective tenant's income or rental history, establishes a maximum amount that a landlord can require as a security deposit, and allowing a tenant to assert as an affirmative defense in an eviction proceeding that a Landlord Violated anti-discriminatory housing laws.
- **Colorado** ([H 1099, 2023](#)) relates to tenant screening documentation for residential leases, provides that a landlord shall accept a portable tenant screening report from a prospective tenant, provides that a landlord receiving a portable tenant screening report may require, among other things, that the screening report was completed within the previous specified number of days and that the screening report is made directly available to the landlord by the consumer reporting agency for use in the rental application process.
- **Colorado** ([HB 1106, 2019](#)) prohibits landlords from charging a prospective tenant a rental application fee unless the entire amount of the fee is used to process the application. Landlords are also prohibited from charging different application fee amounts for the same unit or any other units if they own multiple properties.
- **Colorado** introduced legislation ([HB 1099, 2023](#)) that would require landlords, except in certain circumstances, accept a prospective tenant's portable screening report and not charge any additional fees. The report must be from a consumer reporting agency within 30 days of the application.
- **Connecticut** introduced legislation ([HB 6780, 2023](#)) that would prohibit landlords from charging fees for rental application screening reports that exceed the actual cost of processing the request. The bill is currently pending.
- **District of Columbia** ([B 74, 2023](#)) amends the Rental Housing Act of 1985 to limit the amount of fees that a housing provider may charge a prospective tenant associated with processing an application for rental housing and to increase the notice period for rent increases.
- **Florida** ([H 133, 2023](#)) relates to fees in lieu of security deposits, authorizes landlord to offer tenant option to pay fee in lieu of security deposit, requires landlord to provide notices to tenants, prohibits landlord from filing insurance claim within specified period of time, prohibits landlord from accepting certain payments, requires written agreement signed by landlord and tenant if tenant decides to pay fee in lieu of security deposit, specifies landlords have exclusive discretion whether to offer tenants option to pay.
- **Maryland** ([SB 691, 2021](#)) allows prospective tenants to provide landlords with a reusable screening report. If the landlord accepts the report, they are prohibited from charging an application fee or additional fee for accessing the report.
- **New York** enacted the Housing Security & Tenant Protection Act of 2019 ([AB 8281](#)) which prohibits landlords from collecting application fees greater than \$20. Additionally, if the prospective tenant provides a copy of a report within 30 days of the application, the fee must be waived.
- **Texas** introduced legislation ([H 3766, 2023](#)) that would require landlords to waive any application fees for prospective tenants that can provide proof of homelessness. The bill is currently pending.

ELECTRONIC PAYMENTS AND FEES

As the world continues to modernize, landlords in some states can now require tenants to pay fees and rent electronically. This may create barriers for lower income tenants who may not have access to reliable technology or experience with navigating the digital payment process. Additionally, these payments are often made through an online, third-party platform potentially resulting in additional fees for the tenant and often made through platforms without recovery protection for overpayment.

Landlord-tenant statutes outline the monetary limits for different fees landlords can charge, such as application fees, late rent fees, trash pickup fees and lease violation fees; however, these laws do not always cover fees associated specifically with electronic rent

payments. This is partly due to having to regulate the third-party platforms charging the fees for the payment processing system, rather than limiting how much a landlord is allowed to charge. Instead, state policymakers can prohibit landlords from requiring tenants pay electronically to prevent additional fees.

Relevant Legislative Enactments

- **California** ([S 611, 2024](#)) prohibits a landlord or its agent from charging a tenant a fee for serving, posting, or otherwise delivering any notice, as specified in the described provisions. Prohibits a landlord or its agent from charging a tenant any fee for payment by check for rent or security deposit. Requires the landlord to provide the tenant with a written statement, on or before the date the lease is signed, of the amount of the higher security and an explanation why the higher security amount is being charged.
- **California** ([AB 2219, 2018](#)) requires landlords to accept rent payments in at least one form that is neither cash nor electronic funds transfer. There are exceptions for tenants who previously paid with a check drawn on insufficient funds.
- **Illinois** ([H 4206, 2024](#)) Provides that if a landlord uses a third-party payment portal to collect rental payments from tenants, and if a transaction fee or other charge is imposed through the portal on rental payments made by e-check or other means, then the landlord shall allow the tenant to make rental payments by delivering a paper check to the landlord or the landlord's business office or by means that do not require the tenant to pay the transaction fee or other charge, allows a tenant to also make rental payments by cash.
- **New Jersey** ([S 1493, 2019](#)) prohibits landlords from requiring tenants or prospective tenants to make rent or any other payments using electronic funds transfers. Landlords who do not accept cash or check from tenants can be fined \$100 to \$200 per offense. The law applies to security deposits, parking fees, utilities or other payments made to a landlord, but only applies to lease contracts that began after the enactment of the law.
- **Washington** ([SB 5749, 2022](#)) prohibits rental agreements from containing requirements for tenants to make payments through electronic means exclusively and considers any lease that contains such requirements unenforceable.

EVICITION REDUCTION

Some state policymakers have explored options to combat this issue including right to counsel programs, alternative approaches to traditional evictions and landlord risk pools. [Right to counsel policies](#) guarantee tenants legal representation during eviction proceedings. Alternative approaches to traditional eviction proceedings include landlord-tenant mediation and dispute [resolution programs](#) or [eviction diversion programs](#). States can also establish [landlord mitigation funds](#) to reimburse landlords for property damages, outstanding rent and other expenses related to participation in public housing voucher programs.

JUST CAUSE EVICTION PROTECTION AND NOTICE TO TERMINATE

Relevant Legislative Enactments

- **California** ([S 479, 2024](#)) provides that existing law, after a tenant has continuously and lawfully occupied a residential real property for 12 months, prohibits the owner of the residential real property from terminating the tenancy without just cause, and defines natural person for these purposes. Revises the definition of natural person to include, if the property is owned by a limited liability company or partnership, a natural person who is a beneficial owner, with at least a specified percent ownership interest in the property.
- **California** ([S 567, 2023](#)) requires, with respect to the no-fault just cause related to an eviction based on an intent to occupy the residential real property, that the owner or the owner's spouse, domestic partner, children, grandchildren, parents, or grandparents occupy the residential real property for a minimum of a specified number of continuous months as the person's primary residence. Requires the rental units at the rental property be withdrawn from the rental market.
- **Colorado** ([H 1098, 2024](#)) prohibits a landlord from evicting a residential tenant unless the landlord has cause for eviction, specifies conditions that constitute grounds for a no-fault eviction of a residential tenant, provides that a landlord that proceeds with a no-fault eviction in violation of certain notice requirements or other restrictions must provide relocation assistance to the tenant in the amount of 2 months rent plus one additional month of rent if specified individuals reside in the residential premises.

- **Florida** ([H 1417, 2023](#)) Relates to residential tenancies, preempts regulation of residential tenancies and landlord-tenant relationship to state, specifies that act supersedes certain local regulations, revises how much notice is required to terminate certain tenancies.
- **Maine** ([S 37, 2023](#)) prevents retaliatory evictions, provides that a writ of possession may not issue in the absence of rebuttal of the presumption of retaliation.

RIGHT TO COUNSEL

Under the Sixth Amendment of the United States Constitution, defendants are guaranteed a right to counsel in criminal proceedings. The justification being that in criminal proceedings, an individual's constitutional rights and liberties are heavily at stake. This same constitutional right to counsel does not extend to individuals involved in civil proceedings, even when an individual's civil rights may also be threatened. For example, civil court proceedings can terminate someone's parental rights or evict them from their home.

This dynamic directly forces many low- and moderate-income families to navigate civil court systems without the aid of a lawyer. The [Self-Represented Litigation Network](#) estimates that 60% of people in civil cases go to court without a lawyer. These individuals face the reality of having to represent themselves as self-represented litigants while opposing parties often have well-resourced private attorneys. This can result in an unlevel playing field between the parties involved. For example, in an eviction proceeding, a landlord may have a private attorney, while the tenant, a low-income, single parent, must self-represent. This imbalance between the parties can lead to worse outcomes for the tenant even if the law is on their side.

Relevant State Action

- **Connecticut** became the third state to enact a statewide eviction right to counsel program with the passage of [HB 6531](#) in June 2021. The program began providing legal representation on January 31, 2022. The Connecticut Bar Association commissioned a report examining the performance and outcomes of the program from January 31 to November 30, 2022. The [report](#) found that:
 - Of the 82 percent of clients in the program that sought to prevent an involuntary move from their home, 71 percent were able to achieve that goal through access to legal representation;
 - Of the 80 percent of clients that sought to avoid an eviction being placed on their record, 76 percent were able to achieve that goal through access to legal representation; and
 - The estimated cost savings to the state were between \$5.8 and \$6.3 million.
- **Delaware** passed [SB 1](#) in 2023 creating a right to legal representation for tenants in evictions and other landlord-tenant actions.
- **Maryland** passed [HB 498](#) in 2024 altering the information relating to the Access to Counsel in Evictions Program required to be reported by the Maryland Legal Services Corporation each year, relates to mandated reports and the Access to Counsel in Evictions Program.
- **Maryland** passed [HB 18](#) in 2021 to become the second state to create such a program. In 2022, Maryland also passed a set of bills, [SB 662](#) and [HB571/SB279](#), to fund the program and create an eviction defense fund. The program is not set to be fully implemented until 2025. However, the legislatively established Access to Counsel in Evictions Task Force released a [report](#) containing its recommendations for the program's funding and implementation.
- **Washington** passed [SB 5160](#) in 2021 and became the first state to guarantee low-income tenants a right to counsel in eviction proceedings. The Washington Office of Civil Legal Aid produced its inaugural annual report for the state's legislature containing comprehensive information regarding the implementation and initial performance of the program. According to the [report](#):
 - Attorney's were appointed for all tenants screened and found eligible in every case in every judicial district in the state;
 - Court-appointed attorneys represented tenants in close to 3000 evictions proceedings between January 1 and May 31, 2022; and
 - Legal counsel helped tenants remain in their homes in more than 50% of closed cases in which the outcome is known.

ALTERNATIVE APPROACHES AND PRACTICES TO TRADITIONAL EVICTIONS

Relevant Legislative Enactments

- **Colorado** ([H 1099, 2024](#)) Concerns procedural requirements in evictions, prohibits certain fees for a defendant and directing courts to serve certain documents on a defendant's behalf.

- **Colorado** ([H 1120, 2023](#)) Requires a landlord and residential tenant to participate in mandatory mediation prior to commencing an eviction action if the residential tenant receives supplemental security income, federal social security disability insurance, or cash assistance through the Colorado Works Program, prohibits a law enforcement officer from executing a writ of restitution against a residential tenant for at least 30 days after the entry of judgment if the residential tenant receives cash assistance, appropriates funds.
- **Delaware** introduced legislation ([SB 101, 2022](#)) to create a right to legal representation in eviction matters for individuals making up to 200% FPL. The law would also create a residential eviction diversion program to facilitate a pre-eviction dispute resolution between landlords and tenants. The bill failed to pass the state legislature.
- **District of Columbia** ([B 860, 2024](#)) continues requiring, on a temporary basis, that providers of commercial or residential rental property offer and maintain any rent payment plan agreed upon between specified dates, with eligible tenants, and to maintain the minimum requirements for such a plan.
- **Hawaii** ([H 2742/S 3331, 2024](#)) establishes a pre-litigation mediation procedure for tenancies that are subject to the eviction moratorium issued under the governors emergency proclamations relating to wildfires once the eviction moratorium expires, restricts when landlord remedies are available depending on the amount of rent due, appropriates funds to the Judiciary for mediation services, requires tenants and landlords to be responsible for their own attorneys fees and costs related to pre-litigation mediation.
- **Hawaii** ([HB 1376 / SB 1388, 2021](#)) extended the required period for a notice of termination of the rental agreement, requires landlords to provide notice with specified terms and enter into mediation, delays when a landlord may seek possession of a dwelling unit if the tenant schedules or attempts to schedule mediation, and requires landlords to provide the notice of termination of the rental agreement to a mediation center that offers free mediation for residential landlord tenant disputes.
- **Maryland** ([H 693, 2024](#)) establishes the Office of Tenant and Landlord Affairs in the Department of Housing and Community Development and requiring the Office to develop and publish a Maryland Tenants' Bill of Rights, requires a landlord to include proof in a complaint for repossession of a residential premises for failure to pay rent that the landlord provided certain notice, prohibits a landlord from including a certain term pertaining to electronic delivery of certain notice in a lease agreement.
- **Minnesota** introduced companion bills ([HF 3287, SF 3445, 2022](#)) to establish a stable housing mediation grant program to provide, among other services, eviction prevention services including access to mediation services that prevent eviction court costs and reduce negative consequences to families, schools, employers, neighborhoods, and communities. Both bills failed to pass the state legislature.
- **Pennsylvania** introduced legislation ([HB 330, 2021](#)) to create an eviction diversion mediation program within the housing courts. The bill is currently pending.
- **Rhode Island** introduced legislation ([HB 5309, 2021](#)) to establish an eviction diversion mediation program in the appropriate housing court. The bill failed to pass the state legislature.
- **Washington** ([SB 5160, 2021](#)) requires the administrative office of the courts to contract with dispute resolution centers within or serving each county to establish a court-based eviction resolution pilot program to facilitate the resolution of nonpayment of rent cases between a landlord and tenant before the landlord files an unlawful detainer action. **Washington** ([SB 6378, 2020](#)) also allows a tenant to restore tenancy after an eviction judgment using funds acquired through a rental assistance program if written notice is given to the landlord. Landlords are also prohibited from threatening a tenant with eviction for failure to pay non-rent-related fees.

LANDLORD RISK POOLS

Relevant Legislative Enactments

- **Colorado** ([HB 1120, 2023](#)) requires a landlord and residential tenant to participate in mandatory mediation prior to commencing an eviction action if the residential tenant receives supplemental security income, federal social security disability insurance, or cash assistance through the Colorado Works Program. The state also prohibits law enforcement officers from executing a writ of restitution against a residential tenant for at least 30 days after the entry of judgment if the residential tenant receives cash assistance.

- **Delaware** introduced legislation ([SB 167, 2021](#)) to create a landlord mitigation fund to provide payment or reimbursement for certain expenses incurred by landlords participating in a public housing choice voucher program. The bill failed to pass the state legislature.
- **Montana** ([SB 65, 2017](#)) established a supportive housing grant program to improve access to housing for people reentering the community from the criminal justice system. Permits grants to be used to build or manage risk-mitigation funds to reimburse landlords for tenant-related property damages or expenses.
- **Nebraska** ([LB 384, 2021](#)) established a behavioral health services fund to provide housing related assistance, including landlord risk mitigation payments to landlords who lease or rent property to a very low-income adult with serious mental illness. Funds may be used to pay for excessive damage to the rental property, any lost rent, any legal fees incurred by the landlord in excess of the security deposit, or any other expenses incurred by the landlord as a result of leasing or renting the property to such individual.
- **Minnesota** introduced companion bills ([SF 1839 / HF 1860, 2021](#)) to appropriate money for a landlord risk mitigation fund to reimburse landlords for costs including but not limited to nonpayment of rent, or damage costs above those costs covered by security deposits related to renting to low-income individuals, individuals with mental illness, or individuals who are homeless or at risk of homelessness. Both bills failed to pass the state legislature.
- **Washington** ([HB 2578, 2018](#)) established a landlord mitigation program to reimburse landlords for improvements, damages, unpaid rent and unpaid utilities related to renting private market rental units to low-income tenants receiving assistance through a housing subsidy program. **Washington** ([HB 1593, 2022](#)) expanded the landlord mitigation program to alleviate the financial burden on victims attempting to flee domestic violence, sexual assault, unlawful harassment, or stalking.

EVICITION RECORDS AND REPORTING

Relevant Legislative Enactments

- **Colorado** ([S 64, 2024](#)) requires the Judicial Department to collect, compile, and publish online, on a monthly basis, aggregate residential eviction data for all forcible entry and detainer actions filed in each county in the preceding month, provides that the department shall make individual case level residential eviction data available upon request, requires the department to publish online in a searchable format every final order issued by State district courts regarding residential eviction actions, appropriates funds.
- **Colorado** ([H 1009, 2020](#)) concerns suppressing court records of eviction proceedings, requires a court to suppress court records related to an eviction proceeding or an action for termination of a mobile home park tenancy so that the records are not publicly available.
- **District of Columbia** ([B 96, 2022](#)) amends the Rental Housing Act of 1985 to serve a written notice to vacate on a tenant and the Rent Administrator before evicting the tenant for nonpayment of rent, to prohibit a housing provider from filing a claim to recover possession of a rental unit for the nonpayment of rent unless the housing provider has provided the tenant with at least 30 days' written notice of its intent to do so.