



HOUSE COMMITTEE ON APPROPRIATIONS

FISCAL NOTE

HOUSE BILL NO. 1441

PRINTER'S NO. 3414

PRIME SPONSOR: Borowski

COST / (SAVINGS)

FUND	FY 2023/24	FY 2024/25
General Fund	\$0	\$0

SUMMARY:

Allows victims of domestic violence to terminate a lease or change their locks.

ANALYSIS:

House Bill 1441 inserts Article V-C into the Landlord and Tenant Act of 1951. The legislation provides for tenants' rights in cases of violence, including the early termination of a lease (Section 502-C), the ability to change the locks for their dwelling unit (Section 504-C), and prohibits certain actions by the landlord (Section 505-C).

Section 502-C allows for the early release or termination of a lease if the tenant is an eligible tenant, if they need to relocate because of an applicable act or crime, and if they have provided a notice to their landlord in accordance with the legislation. The legislation defines tenant eligibility as well as the procedures to terminate a lease, including the necessary notice and documentation that the tenant is required to provide to their landlord.

This legislation would take effect in 120 days upon enactment.

FISCAL IMPACT:

Section 502-C stipulates that an individual may include a written certification form developed by the Office of Victim Advocate as part of the notice and documentation that a tenant is required to provide to their landlord. The requirements for this certification form are established in Section 503-C. According to the Office of Victim Advocate, they can create and distribute this form under their current staffing levels. Therefore, enactment of this legislation will have no impact on commonwealth funds.

PREPARED BY: Bradley Keen, Ph.D., Budget Analyst
House Appropriations Committee (D)

DATE: June 27, 2024

Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.