

Available Bills (158 bills)

Bill #	Categories	Summary	Status
Arizona HB 2086 2023 Rep. Analise Ortiz (D-AZ-024)	Landlord/Tenant: Rent Control	H.B.2086: rent regulation; state preemption	01/24/2023 - House Second Read History
Arizona HB 2161 2023 Rep. Judy Schwiebert (D- AZ-002)	Landlord/Tenant: Rent Control	H.B.2161: rent increase; limitation; substantial remodel	02/01/2023 - Hearing Scheduled: House Committee on Regulatory Affairs at 09:00 AM MST; Location: HHR 5 History
Arizona HB 2359 2023 Rep. Analise Ortiz (D-AZ-024)	Landlord/Tenant: Rent Control	H.B.2359: landlord; tenant; rent increase; limitation	01/26/2023 - House Second Read History
Arizona SB 1184 2023 Sen. Steve Kaiser (R-AZ- 002)	Landlord/Tenant: Rent Control	S.B.1184: municipal tax exemption; residential leases	02/07/2023 - Committee Report: Rules; proper for consideration; 0-0-0-0; Senate Consent Calendar Date; Senate First Majority Caucus: Yes; Senate Consent; Senate First Minority Caucus: Yes History

Bill #	Categories	Summary	Status
Arizona SB 1482 2023 Sen. Juan Mendez (D-AZ-008)	Landlord/Tenant: Rent Control, Tenant Protections	S.B.1482: rent increases; emergency calls; restrictions	02/02/2023 - Senate First Read History
Arizona SB 1484 2023 Sen. Juan Mendez (D-AZ-008)	Landlord/Tenant: Rent Control	S.B.1484: landlord; tenant; rent increase; limitation.	02/02/2023 - Senate First Read History
California AB 84 2023 - 2024 Assemb. Christopher "Chris" Ward (D-CA-078)	Affordable Housing Landlord/Tenant: Rent Control Taxation: Real Estate Credits	A.B.84: Property tax: welfare exemption: affordable housing.	02/02/2023 - Re-referred to Committees on Housing & Community Development and Committee on Revenue and Taxation. pursuant to Assembly Rule 96. History
Colorado HB 1115 2023 Rep. Javier Mabrey (D-CO-001)	Landlord/Tenant: Rent Control	HB23-1115: Repeal Prohibition Local Residential Rent Control	02/15/2023 - Hearing Scheduled: House Committee on Transportation, Housing, and Local Government at 1:30 PM MST; Location: LSB A History
Connecticut HB 6418 2023 Rep. Hilda Santiago (D-CT-084)	Landlord/Tenant: Rent Control	To require a landlord to provide sixty days' notice of a proposed rent increase and to limit rent increases to not more than one hundred dollars per month.	01/23/2023 - Referred to Joint Committee on Housing History

Bill #	Categories	Summary	Status
Connecticut HB 6422 2023 Rep. Juan Candelaria (D-CT-095)	Landlord/Tenant: Rent Control	To cap annual rent increases at four per cent plus the increase in the regional consumer price index.	01/23/2023 - Referred to Joint Committee on Housing History
Connecticut SB 36 2023 Sen. Saud Anwar (D-CT-003)	Landlord/Tenant: Rent Control, Tenant Protections	To prohibit a landlord from taking certain adverse actions against or discriminating against a tenant or prospective tenant due to the tenant's or prospective tenant's family violence victim status.	01/12/2023 - Referred to Joint Committee on Housing History
Connecticut SB 37 2023 Sen. Christine Cohen (D-CT-012)	Landlord/Tenant: Rent Control	To protect the owners of mobile manufactured homes in mobile manufactured home parks from unfair and unreasonable rent increases.	01/12/2023 - Referred to Joint Committee on Housing History
Connecticut SB 138 2023 Sen. Gary Winfield (D-CT-010)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control	To provide stability for renters in the state by capping annual rent increases and establishing rules for no-fault evictions.	01/13/2023 - Referred to Joint Committee on Housing History
Connecticut SB 211 2023 Sen. Martin Looney (D-CT-011)	Affordable Housing: Inclusionary Zoning Landlord/Tenant: Good/Just Cause Eviction, Rent Control	To create better equity in housing by requiring a state-wide study of regional housing needs, establishing municipal fair share goals, creating financial incentives for municipalities to develop affordable housing, prohibiting certain evictions based on the expiration of the rental agreement, prohibiting excessive rent increases, establishing protections against collateral consequences for evicted tenants, and sealing and removing judicial records for eviction actions.	01/17/2023 - Referred to Joint Committee on Housing History
Connecticut SB 216 2023 Rep. David Michel (D-CT-146)	Affordable Housing: Affordable Housing Trust Fund Landlord/Tenant: Rent Control, Tenant Protections	To increase funding for affordable housing and expand the scope of fair rent commissions.	01/17/2023 - Referred to Joint Committee on Housing History

Bill #	Categories	Summary	Status
Connecticut SB 426 2023 Sen. Jorge Cabrera (D-CT-017)	Landlord/Tenant: Rent Control	To provide residents of small communities with the opportunity to advocate against unfair rent increases.	01/18/2023 - Referred to Joint Committee on Housing History
Connecticut SB 546 2023 Sen. Heather Somers (R-CT-018)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections Taxation: Real Estate Credits	To protect residents from mold infestation.	01/18/2023 - Referred to Joint Committee on Public Health History
Connecticut SB 817 2023 Sen. Patricia Billie Miller (D-CT-027)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control	To eliminate the lapse of time as good cause to evict a tenant if the landlord has sought an annual rent increase exceeding fifteen per cent.	01/19/2023 - Referred to Joint Committee on Housing History
Connecticut SB 855 2023 Sen. Patricia Billie Miller (D-CT-027)	Landlord/Tenant: Rent Control	To stabilize rental prices of current or formerly subsidized rental properties.	01/20/2023 - Referred to Joint Committee on Housing History
Connecticut SB 906 2023 Joint Committee on Housing	Landlord/Tenant: Rent Control, Tenant Protections	To prohibit a landlord from taking certain adverse actions against a tenant based on such tenant's family violence victim status.	02/02/2023 - Hearing Scheduled: Joint Committee on Housing at 10:00 AM EST; Location: Committee on Housing History
Florida HB 627 2023 Rep. Demi Busatta Cabrera (R-FL-114)	Landlord/Tenant: Rent Control Taxation: Property Tax Amount Changes, Real Estate Credits	Housing; Removes authority of local governments to adopt or maintain laws, ordinances, or rules that have effect of imposing controls on rents; provides exemption from ad valorem taxation for land that meets certain criteria; authorizes local governments to adopt ordinances to provide an ad valorem tax exemption for portions of property used to provide affordable housing meeting certain requirements; suspends, for a specified period, General Revenue Fund service charge on documentary stamp tax collections; authorizes Governor, under the Florida Job Growth Grant Fund, to approve state or local public infrastructure projects to facilitate the development or construction of affordable housing, etc. APPROPRIATION: \$711,000,000	02/06/2023 - Filed History
Related Bills: HB 229 SB 102 SB 220			

Bill #	Categories	Summary	Status
Florida SB 102 2023 Sen. Alexis Calatayud (R-FL-038)	Affordable Housing Closings Home Owners Associations (HOAs)	Housing; Citing this act as the "Live Local Act"; deleting the authority of local governments to adopt or maintain laws, ordinances, rules, or other measures that would have the effect of imposing controls on rents; providing an exemption from ad valorem taxation for land that meets certain criteria; authorizing local governments to adopt ordinances to provide an ad valorem tax exemption for portions of property used to provide affordable housing meeting certain requirements;	02/08/2023 - Hearing Scheduled: Senate Committee on Community Affairs at 09:30 AM EST; Location: James E. "Jim" King, Jr Committee Room, 401 Senate Building History
Related Bills: HB 229 HB 627 SB 220	Landlord/Tenant: Rent Control Taxation: Property Tax Amount Changes		
Hawaii HB 1484 2023 - 2024 Speaker Scott Saiki (D-HI-025)	Landlord/Tenant: Rent Control	Prohibits a landlord from increasing a tenant's rent more than five per cent plus the percentage change in the cost of living during the previous twelve months. Prohibits a landlord from increasing a tenant's rent more than once over a twelve-month period. Requires a landlord to provide a tenant with sixty days' notice before increasing the tenant's rent. Requires a landlord to provide a tenant with ninety days' notice before terminating the lease, for tenancies of month-to-month or longer. Requires the Office of Consumer Protection to submit reports to the Legislature.	01/30/2023 - Referred to Housing, Consumer Protection & Commerce, Finance, referral sheet 3 History
Related Bills: SB 1113			
Hawaii SB 329 2023 - 2024 Sen. Stanley Chang (D-HI-009)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections	Prohibits landlords from recovering possession of a dwelling unit from tenants if habitability of the premises is significantly impaired. Sets a tenant's liability for rent if habitability of the premises is significantly impaired. Provides remedies for retaliatory evictions. Updates landlord-tenant code to ensure a basic level of health housing that will improve health, education, and achievement outcomes for the most vulnerable of children while minimizing long-term costs to the State.	01/31/2023 - The committee on Commerce and Consumer Protection deferred the measure. History
Hawaii SB 1113 2023 - 2024 Sen. Gilbert "Gil" Keith-Agaran (D-HI-005)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control	Prohibits a landlord from increasing a tenant's rent more than five per cent plus the percentage change in the cost of living during the previous twelve months. Prohibits a landlord from increasing a tenant's rent more than once over a twelve-month period. Requires a landlord to provide a tenant with sixty days' notice before increasing the tenant's rent. Requires a landlord to provide a tenant with ninety days' notice before terminating the lease, for tenancies of month-to-month or longer. Requires the Office of Consumer Protection to submit reports to the Legislature.	01/23/2023 - Passed First Reading. History
Related Bills: HB 1484			
Hawaii SB 1205 2023 - 2024 Sen. Stanley Chang (D-HI-009)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections	Prohibits landlords from recovering possession of a dwelling unit from tenants if habitability of the premises is significantly impaired. Sets a tenant's liability for rent if habitability of the premises is significantly impaired. Provides remedies for retaliatory evictions. Updates landlord-tenant code to ensure a basic level of health housing that will improve health, education, and achievement outcomes for the most vulnerable of children while minimizing long-term costs to the State.	01/27/2023 - Referred to Commerce and Consumer Protection, Judiciary. History

Bill #	Categories	Summary	Status
Hawaii SB 1463 2023 - 2024 Sen. Stanley Chang (D-HI-009)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections Seller Disclosures	Prohibits a landlord from terminating certain tenancies without just cause. Requires a landlord to provide relocation assistance or waive the last month's rent when terminating a tenancy for no-fault just cause. Restricts how much and how often a landlord may increase an existing tenant's rent. Establishes the Hawaii rent board to oversee annual rent increases and conduct rental arbitrations, mediations, and investigative hearings on reports of wrongful evictions, and publish a tenant bill of rights. Requires a landlord to provide a tenant with the tenant bill of rights. Establishes a rent stabilization special fund, to be funded by a separate fee assessed on rental units to support the activities of the Hawaii rent board.	01/30/2023 - Referred to Commerce and Consumer Protection, Ways and Means/Judiciary. History
Related Bills: HB 1338			
Hawaii SB 1464 2023 - 2024 Sen. Stanley Chang (D-HI-009)	Landlord/Tenant: Rent Control	Requires, for fixed term tenancies, a landlord to notify a tenant of any intent to raise the rent for any subsequent rental agreement or any intent to terminate a rental agreement ninety days before the expiration of the original rental agreement, but one hundred twenty days for original rental agreements with a term greater than two years. Increases the required notice period for intent to raise rent and intent to terminate for month-to-month and week-to-week tenancies.	01/30/2023 - Referred to Housing, Commerce and Consumer Protection. History
Related Bills: HB 1339			
Illinois HB 1118 2023 - 2024 Rep. Will Guzzardi (D-IL-039)	Landlord/Tenant: Rent Control	Repeals the Rent Control Preemption Act.	01/12/2023 - First Reading; Referred to Rules Committee History
Kentucky HB 128 2023 Rep. Nima Kulkarni (D-KY-040)	Landlord/Tenant: Rent Control, Tenant Protections Natural Disaster Relief: General Rental Restrictions	H.B.128: AN ACT relating to rights and obligations of landlords and tenants to a residential lease.	01/05/2023 - introduced in House; to Committee on Committees (H) History
Maryland HB 34 2023 Del. Terri Hill (D-MD-012A)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections	Prohibiting a landlord from increasing a tenant's rent because a judgment was entered against the tenant in a failure to pay rent action; requiring the District Court to seal all court records within 60 days after the final resolution of a failure to pay rent proceeding under certain circumstances; requiring the District Court to seal all court records relating to a failure to pay rent proceeding, on motion by a tenant, under certain circumstances; requiring the Maryland Judiciary to publish on its website a certain form; etc.	01/26/2023 - Hearing Scheduled: House Committee on Environment and Transportation at 1:00 PM EST; Location: House Office Building, Room 250, Annapolis, MD History

Bill #	Categories	Summary	Status
Maryland HB 151 2023 Del. Melissa Wells (D-MD-040)	Landlord/Tenant: Rent Control	Requiring a landlord to notify a tenant in writing or through e-mail at least 120 days before increasing the tenant's rent by more than 4%.	02/07/2023 - Hearing Scheduled: House Committee on Environment and Transportation at 1:00 PM EST; Location: House Office Building, Room 250, Annapolis, MD History
Massachusetts HD 132 2023 - 2024 Rep. Mike Connolly (D-MA-Massachusetts House 26th Middlesex)	Landlord/Tenant: Rent Control	H.D.132: An Act Limiting Rent Increases And Creating A Rental Arbitrator	01/10/2023 - Draft Filed History
Massachusetts HD 460 2023 - 2024 Rep. James Hawkins (D-MA-Massachusetts House 2nd Bristol)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control	H.D.460: An Act Providing For Rent Regulation And Control Of Evictions In Mobile Home Park Accommodations In The City Of Attleboro	01/13/2023 - Draft Filed History
Massachusetts HD 598 2023 - 2024	Affordable Housing: Workforce Housing Landlord/Tenant: Rent Control	H.D.598: An Act To Restore Boston'S Governmentally-Involved Housing	01/13/2023 - Draft Filed History
Massachusetts HD 1642 2023 - 2024 Rep. Susannah Whipps (I-MA-Massachusetts House 2nd Franklin)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control	H.D.1642: An Act Providing For Rent Regulation And Control Of Evictions In Manufactured Housing Parks In The Town Of Athol	01/18/2023 - Draft Filed History

Bill #	Categories	Summary	Status
Massachusetts HD 2395 2023 - 2024 Rep. Michelle DuBois (D-MA- Massachusetts House 10th Plymouth)	Landlord/Tenant: Rent Control	H.D.2395: An Act Relative To Avoiding Senior Homelessness And Maintaining Senior Housing Stabilization Of Rents	01/19/2023 - Draft Filed History
Massachusetts HD 2836 2023 - 2024 Rep. Samantha "Sam" Montano (D-MA- Massachusetts House 15th Suffolk)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control	H.D.2836: An Act Enabling Cities And Towns To Stabilize Rents And Protect Tenant	01/19/2023 - Draft Filed History
Massachusetts HD 2957 2023 - 2024	Landlord/Tenant: Rent Control Taxation: Real Estate Credits	H.D.2957: An Act Providing A Local Option Incentivizing Landlords To Rent Unsubsidized Properties At Below Market Rent (Good Landlord Tax Credit)	01/19/2023 - Draft Filed History
Massachusetts HD 3922 2023 - 2024 Rep. Christine Barber (D-MA- Massachusetts House 34th Middlesex)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections	H.D.3922: An Act Enabling Local Options For Tenant Protections	01/20/2023 - Draft Filed History
Massachusetts HD 3953 2023 - 2024 Rep. Adrian Madaro (D-MA- Massachusetts House 1st Suffolk)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections	H.D.3953: An Act Enabling Cities And Towns To Stabilize Rents And Protect Tenants	01/20/2023 - Draft Filed History
Massachusetts SD 1143 2023 - 2024 Sen. Paul Feeney (D-MA- Massachusetts Senate Bristol and Norfolk)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control	S.D.1143: An Act Providing For Rent Regulation And Control Of Evictions In Mobile Home Park Accommodations In The City Of Attleboro	01/18/2023 - Draft Filed History

Bill #	Categories	Summary	Status
Massachusetts SD 1163 2023 - 2024 Sen. Paul Feeney (D-MA-Massachusetts Senate Bristol and Norfolk)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control	S.D.1163: An Act Providing For Rent Regulation And Control Of Evictions In Mobile Home Park Accommodations In The City Of Attleboro	01/19/2023 - Draft Filed History
Massachusetts SD 1818 2023 - 2024 Rep. Vanna Howard (D-MA-Massachusetts House 17th Middlesex)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections	S.D.1818: An Act Enabling Cities And Towns To Stabilize Rents And Protect Tenants	01/20/2023 - Draft Filed History
Massachusetts SD 2302 2023 - 2024 Sen. Liz Miranda (D-MA-Massachusetts Senate Second Suffolk)	Affordable Housing Landlord/Tenant: Rent Control	S.D.2302: An Act To Restore Boston'S Governmentally-Involved Housing Protection	01/20/2023 - Draft Filed History
Massachusetts SD 2368 2023 - 2024 Rep. Vanna Howard (D-MA-Massachusetts House 17th Middlesex)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections	S.D.2368: An Act Enabling Local Options For Tenant Protections	01/20/2023 - Draft Filed History
Minnesota HF 156 2023 - 2024 Rep. Sandra Feist (D-MN-039B)	Landlord/Tenant: Rent Control	Manufactured home park utility billing practice provisions amended.	02/08/2023 - Hearing Scheduled: House Committee on Housing Finance and Policy at 3:00 PM CST; Location: Room 5 History

Bill #	Categories	Summary	Status
Minnesota SF 130 2023 - 2024 Sen. Omar Fateh (D-MN-062)	Landlord/Tenant: Rent Control	Restriction elimination on adoption of rent control laws by local governments	01/11/2023 - Introduction and first reading; Referred to Housing and Homelessness Prevention History
Minnesota SF 236 2023 - 2024	Landlord/Tenant: Rent Control	Exception allowing local governments to control rents if approved by voters repeal	01/17/2023 - Author added Rasmusson History
Montana LC 63 2023 Sen. Steve Fitzpatrick (R-MT-010)	Landlord/Tenant: Rent Control	Prohibit rent control of private property	01/03/2023 - Bill filed. Refer to MT SB 105 History
Montana LC 1279 2023 Rep. Jim Hamilton (D-MT-061)	Landlord/Tenant: Rent Control Taxation: Real Estate Credits	Revise income tax laws	02/04/2023 - Bill filed. Refer to MT HB 416 History
Montana SB 105 2023 Sen. Steve Fitzpatrick (R-MT-010)	Landlord/Tenant: Rent Control	Prohibit rent control of private property	01/31/2023 - Transmitted to House History
Nebraska LB 8 2023 - 2024 Sen. Carol Blood (NE-003)	Landlord/Tenant: Rent Control Vacant and Abandoned Property	Change provisions of the Mobile Home Landlord and Tenant Act and provide for certificates of title and liens for abandoned mobile homes	01/09/2023 - Referred to Judiciary Committee History
New Hampshire HB 95 2023 - 2024 Rep. Ellen Read (D-NH-New Hampshire House Rockingham 10)	Landlord/Tenant: Rent Control	This bill enables municipalities to adopt bylaws to regulate the period of notice required prior to a rent increase on residential property and the permissible amount of such rent increases.	01/18/2023 - Hearing Scheduled: House Municipal and County Government Committee at 10:00 AM EST; Location: LOB 301-303 History

Bill #	Categories	Summary	Status
New Hampshire HB 567 2023 - 2024 Rep. Cam Kenney (D-NH-New Hampshire House Strafford 10)	Landlord/Tenant: Rent Control	This bill requires a landlord of certain residential property to provide additional notice of a prospective rent increase.	01/26/2023 - Hearing Scheduled: Public Hearing: 09:45 am LOB 206-208 History
New Hampshire LSR 22 2023 - 2024 Rep. Ellen Read (I-NH-State House District Rockingham County No. 17)	Landlord/Tenant: Rent Control	Relative to the Regulation of Rent Increases.	12/07/2022 - Filed History
New Hampshire LSR 712 2023 - 2024 Rep. Cam Kenney (D-NH-State House District Strafford County No. 10)	Landlord/Tenant: Rent Control	Relative to Notice of Rent Increases in Certain Residential Rental Property.	01/11/2023 - Bill filed. Refer to NH HB 567 History
New Jersey AB 586 2022 - 2023 Assemb. Angela McKnight (D-NJ-031)	Fair Housing: General Landlord/Tenant: Rent Control Rental Restrictions	Establishes standards for expiration of rental housing affordability controls.	01/11/2022 - Introduced, Referred to Assembly Housing Committee History
New Jersey AB 2389 2022 - 2023 Assemb. Benjie Wimberly (D-NJ-035)	Landlord/Tenant: Rent Control	Removes initial mortgage period on new construction from exemptions to municipal rent control and rent leveling ordinances.	02/07/2022 - Introduced, Referred to Assembly Housing Committee History
New Jersey AB 2390 2022 - 2023 Assemb. Benjie Wimberly (D-NJ-035)	Landlord/Tenant: Rent Control Rental Restrictions	Establishes Statewide limitation on rent increases.	02/07/2022 - Introduced, Referred to Assembly Housing Committee History

Bill #	Categories	Summary	Status
New Jersey AB 2391 2022 - 2023 Assemb. Benjie Wimberly (D-NJ-035)	Landlord/Tenant: Rent Control, Tenant Protections Rental Restrictions	Allows certain senior citizens to apply for rent increase limit.	02/07/2022 - Introduced, Referred to Assembly Housing Committee History
New Jersey AB 2670 2022 - 2023 Assemb. Gabriela Mosquera (D- NJ-004)	Landlord/Tenant: Rent Control	Requires landlord to provide written explanation for rent increase on tenant of senior citizen housing project.	02/14/2022 - Introduced, Referred to Assembly Aging and Senior Services Committee History
New Jersey AB 4336 2022 - 2023 Assemb. Shanique Speight (D-NJ-029)	Landlord/Tenant: Rent Control Rental Restrictions	Prohibits annual increase in rent or lease payments of more than four percent for certain nursing homes except in certain circumstances.	10/13/2022 - Reported out of Asm. Comm. with Amendments, and Referred to Assembly Appropriations Committee History
New Jersey AB 4578 2022 - 2023 Assemb. Kimberly "Kim" Eulner (R-NJ-011)	Landlord/Tenant: Rent Control, Tenant Protections	Extends protected tenancy period for certain tenants who are senior citizens and certain tenants with disabilities.	09/22/2022 - Introduced, Referred to Assembly Aging and Senior Services Committee History
New Jersey SB 935 2022 - 2023 Sen. Shirley Turner (D-NJ-015)	Fair Housing: General Landlord/Tenant: Rent Control Rental Restrictions	Establishes standards for expiration of rental housing affordability controls.	01/31/2022 - Introduced in the Senate, Referred to Senate Community and Urban Affairs Committee History
New Jersey SB 1091 2022 - 2023 Sen. Joseph Vitale (D-NJ-019)	Landlord/Tenant: Rent Control Rental Restrictions	Authorizes Governor to restrict rent increases on certain commercial tenants during emergency circumstances; enhances similar existing authority over rent increases on residential tenants.	01/31/2022 - Introduced in the Senate, Referred to Senate Community and Urban Affairs Committee History

Bill #	Categories	Summary	Status
New Jersey SB 2890 2022 - 2023 Sen. Joseph Vitale (D-NJ-019)	Landlord/Tenant: Rent Control Rental Restrictions	Prohibits annual increase in rent or lease payments of more than four percent for certain nursing homes except in certain circumstances.	10/06/2022 - Reported from Senate Committee with Amendments, 2nd Reading History
New Mexico SB 99 2023 Sen. Linda Lopez (D-NM-011)	Landlord/Tenant: Rent Control	Rent Control Prohibitions	02/01/2023 - Hearing Scheduled: Senate Committee on Health and Public Affairs at 1:30 PM MST; Location: Room 311 History
New York AB 33 2023 - 2024 Assemb. Linda Rosenthal (D-NY-067)	Landlord/Tenant: Rent Control	A.33: Relates to information available pertaining to rental histories of rent-stabilized units through FOIL applications	01/04/2023 - Referred To Housing History
New York AB 222 2023 - 2024 Assemb. Linda Rosenthal (D-NY-067)	Landlord/Tenant: Rent Control	A.222: Repeals paragraph 9 of subdivision a of section 26-405 of the administrative code of the city of New York, relating to hearings regarding biennial maximum base rent adjustments	01/04/2023 - Referred To Housing History
Related Bills: SB 563			
New York AB 245 2023 - 2024 Assemb. Linda Rosenthal (D-NY-067)	Landlord/Tenant: Rent Control, Tenant Protections	A.245: Relates to certain notice requirements; and prohibits landlords from including incorrect information re rent decontrol in certain leases and renewals pertaining to units in the Affordable New York Housing Program	01/04/2023 - Referred To Housing History
Related Bills: SB 1610			
New York AB 308 2023 - 2024 Assemb. Chris Burdick (D-NY-093)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections	A.308: Prohibits the termination of tenancy in certain housing occupied by senior citizens and/or persons with disabilities	01/04/2023 - Referred To Aging History
Related Bills: SB 286			

Bill #	Categories	Summary	Status
New York AB 403 2023 - 2024 Assemb. Harvey Epstein (D-NY- 074)	Landlord/Tenant: Rent Control, Tenant Protections	A.403: Relates to surcharges assessed for the late filing of rent registration statements	01/09/2023 - Referred To Housing History
New York AB 422 2023 - 2024 Assemb. Harvey Epstein (D-NY- 074)	Landlord/Tenant: Rent Control	A.422: Eliminates the price index of operating costs as a factor in determining rent increases by the rent guidelines board	01/09/2023 - Referred To Housing History
New York AB 453 2023 - 2024 Assemb. Linda Rosenthal (D- NY-067)	Landlord/Tenant: Rent Control	A.453: Provides a rent increase exemption to persons with disabilities	01/09/2023 - Referred To Aging History
Related Bills:			
New York SB 710			
New York AB 464 2023 - 2024 Assemb. Latoya Joyner (D-NY- 077)	Landlord/Tenant: Rent Control	A.464: Prohibits the adjustment of maximum allowable rent where any modification, increase or improvement is made to accommodate the needs of a disabled tenant	01/09/2023 - Referred To Housing History
New York AB 467 2023 - 2024 Assemb. Linda Rosenthal (D- NY-067)	Landlord/Tenant: Rent Control	A.467: Provides that in New York city, the rent following the dissolution date shall be the last rent authorized for the affected dwelling	01/09/2023 - Referred To Housing History
New York AB 583 2023 - 2024 Assemb. Linda Rosenthal (D- NY-067)	Landlord/Tenant: Rent Control	A.583: Relates to mutual companies in N.Y. city	01/09/2023 - Referred To Housing History

Bill #	Categories	Summary	Status
New York AB 679 2023 - 2024 Assemb. Linda Rosenthal (D-NY-067)	Landlord/Tenant: Rent Control	A.679: Relates to notice regarding the rent increase exemption for low income elderly persons and persons with disabilities programs	01/11/2023 - Referred To Aging History
Related Bills: SB 429			
New York AB 689 2023 - 2024 Assemb. Jeffrey Dinowitz (D-NY-081)	Landlord/Tenant: Rent Control	A.689: Relates to surcharges for the installation or use of certain appliances in housing accommodations subject to rent control	01/11/2023 - Referred to Assembly Housing Committee. History
New York AB 724 2023 - 2024 Assemb. Linda Rosenthal (D-NY-067)	Landlord/Tenant: Rent Control	A.724: Relates to redetermination based on income for a tax abatement for rent-controlled and rent regulated property occupied by senior citizens or persons with disabilities	01/11/2023 - Referred To Aging History
Related Bills: SB 706			
New York AB 729 2023 - 2024 Assemb. Linda Rosenthal (D-NY-067)	Landlord/Tenant: Rent Control	A.729: Relates to reregulating units that were illegally deregulated from rent control or rent stabilization	01/11/2023 - Referred To Housing History
New York AB 827 2023 - 2024 Assemb. Linda Rosenthal (D-NY-067)	Landlord/Tenant: Rent Control	A.827: Relates to the definition of income for tax abatement for rent-controlled and rent regulated property occupied by senior citizens or persons with disabilities	01/11/2023 - Referred To Aging History
Related Bills: SB 705			
New York AB 914 2023 - 2024 Assemb. Linda Rosenthal (D-NY-067)	Landlord/Tenant: Rent Control	A.914: Relates to limited profit housing companies	01/11/2023 - Referred To Housing History

Bill #	Categories	Summary	Status
New York AB 1422 2023 - 2024 Assemb. Harvey Epstein (D-NY-074)	Landlord/Tenant: Rent Control	A.1422: Relates to permitting other qualifying members of a household to qualify for the disability rent increase exemption	01/17/2023 - Referred To Aging History
Related Bills: SB 1150			
New York AB 1546 2023 - 2024 Assemb. Linda Rosenthal (D-NY-067)	Affordable Housing Landlord/Tenant: Rent Control	A.1546: Requires certain affordable housing units to be subject to rent stabilization	01/17/2023 - Referred To Real Property Taxation History
New York AB 1746 2023 - 2024 Assemb. Jeffrey Dinowitz (D-NY-081)	Landlord/Tenant: Rent Control	A.1746: Relates to adjusted rents under the participation loan program	01/20/2023 - Referred To Housing History
New York AB 2974 2023 - 2024 Assemb. Daniel "Dan" O'Donnell (D-NY-069)	Landlord/Tenant: Rent Control	A.2974: Relates to establishing a maximum rent of one-third of household income for the senior citizens rent increase exemption and disability rent increase exemption	02/01/2023 - Referred To Aging History
Related Bills: SB 569			
New York AB 3029 2023 - 2024 Assemb. Daniel "Dan" O'Donnell (D-NY-069)	Landlord/Tenant: Rent Control	A.3029: Prohibits increase in maximum rents unless essential tenant services are maintained	02/02/2023 - Referred To Housing History
New York SB 203 2023 - 2024 Sen. Cordell Cleare (D-NY-030)	Landlord/Tenant: Rent Control, Tenant Protections	S.203: Requires the replacement of certain rent stabilized housing accommodations	01/04/2023 - Referred To Housing, Construction And Community Development History

Bill #	Categories	Summary	Status
New York SB 221 2023 - 2024 Sen. Zellnor Myrie (D-NY-020)	Affordable Housing Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections	S.221: Establishes the "tenant opportunity to purchase act"	01/04/2023 - Referred To Housing, Construction And Community Development History
Related Bills: AB 3353			
New York SB 286 2023 - 2024 Sen. Andrea Stewart-Cousins (D-NY-035)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections	S.286: Prohibits the termination of tenancy in certain housing occupied by senior citizens and/or persons with disabilities	02/06/2023 - Advanced To Third Reading History
Related Bills: AB 308			
New York SB 305 2023 - 2024 Sen. Julia Salazar (D-NY-018)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control	S.305: Prohibits eviction without good cause	01/04/2023 - Referred To Judiciary History
New York SB 429 2023 - 2024 Sen. Liz Krueger (D-NY-028)	Landlord/Tenant: Rent Control	S.429: Relates to notice regarding the rent increase exemption for low income elderly persons and persons with disabilities programs	01/04/2023 - Referred To Housing, Construction And Community Development History
Related Bills: AB 679			
New York SB 563 2023 - 2024 Sen. Brian Kavanagh (D-NY-027)	Landlord/Tenant: Rent Control	S.563: Repeals paragraph 9 of subdivision a of section 26-405 of the administrative code of the city of New York, relating to hearings regarding biennial maximum base rent adjustments	01/30/2023 - Advanced To Third Reading History
Related Bills: AB 222			
New York SB 569 2023 - 2024 Sen. Brian Kavanagh (D-NY-027)	Landlord/Tenant: Rent Control	S.569: Relates to establishing a maximum rent of one-third of household income for the senior citizens rent increase exemption and disability rent increase exemption	01/05/2023 - Referred To Aging History
Related Bills: AB 2974			

Bill #	Categories	Summary	Status
New York SB 706 2023 - 2024 Sen. Cordell Cleare (D-NY-030)	Landlord/Tenant: Rent Control Taxation: Real Estate Credits	S.706: Relates to redetermination based on income for a tax abatement for rent-controlled and rent regulated property occupied by senior citizens or persons with disabilities	01/06/2023 - Referred To Aging History
Related Bills: AB 724			
New York SB 710 2023 - 2024 Sen. Cordell Cleare (D-NY-030)	Landlord/Tenant: Rent Control	S.710: Provides a rent increase exemption to persons with disabilities	01/06/2023 - Referred To Aging History
Related Bills: AB 453			
New York SB 711 2023 - 2024 Sen. Cordell Cleare (D-NY-030)	Landlord/Tenant: Rent Control	S.711: Expands eligibility requirements for rent increase exemptions for persons with disabilities	01/06/2023 - Referred To Housing, Construction And Community Development History
New York SB 801 2023 - 2024 Sen. Jose Serrano (D-NY-029)	Landlord/Tenant: Rent Control	S.801: Requires rent reduction in cases of submetered utility service	01/06/2023 - Referred To Housing, Construction And Community Development History
New York SB 1101 2023 - 2024 Sen. Jamaal Bailey (D-NY-036)	Landlord/Tenant: Rent Control, Tenant Protections	S.1101: Prohibits the collection of rent arrearages accruing prior to the date of approval of an application for an adjustment in the legal regulated rent based upon a major capital improvement	01/10/2023 - Referred To Housing, Construction And Community Development History
New York SB 1105 2023 - 2024 Sen. Leroy Comrie (D-NY-014)	Landlord/Tenant: Rent Control	S.1105: Establishes certain criteria for the rent guidelines board to use for purposes of determining annual rent adjustments	01/10/2023 - Referred To Housing, Construction And Community Development History

Bill #	Categories	Summary	Status
New York SB 1150 2023 - 2024 Sen. Cordell Cleare (D-NY-030)	Landlord/Tenant: Rent Control	S.1150: Relates to permitting other qualifying members of a household to qualify for the disability rent increase exemption	01/10/2023 - Referred To Aging History
Related Bills: AB 1422			
New York SB 1152 2023 - 2024 Sen. Cordell Cleare (D-NY-030)	Landlord/Tenant: Rent Control	S.1152: Relates to the definition of income for purposes of the senior citizen rent increase exemptions (SCRIE) program	01/10/2023 - Referred To Aging History
Related Bills: AB 3218			
New York SB 1235 2023 - 2024 Sen. Jamaal Bailey (D-NY-036)	Landlord/Tenant: Rent Control	S.1235: Caps the amount of collectible rent increases due to major capital improvements at six percent of the legal regulated rent	01/10/2023 - Referred To Housing, Construction And Community Development History
New York SB 1406 2023 - 2024 Sen. Michael "Mike" Gianaris (D-NY-012)	Landlord/Tenant: Rent Control	S.1406: Eliminates rent increase for major capital improvements	01/11/2023 - Referred To Housing, Construction And Community Development History
New York SB 1430 2023 - 2024 Sen. Jamaal Bailey (D-NY-036)	Landlord/Tenant: Rent Control	S.1430: Approves major capital improvement rent increases and extends the length of time over which major capital improvement expenses may be recovered	01/11/2023 - Referred To Housing, Construction And Community Development History
New York SB 1610 2023 - 2024 Sen. Brad Hoylman (D-NY-047)	Affordable Housing Landlord/Tenant: Rent Control	S.1610: Relates to certain notice requirements; and prohibits landlords from including incorrect information re rent decontrol in certain leases and renewals pertaining to units in the Affordable New York Housing Program	01/13/2023 - Referred To Judiciary History
Related Bills: AB 245			

Bill #	Categories	Summary	Status
New York SB 1635 2023 - 2024 Sen. Andrea Stewart-Cousins (D-NY-035)	Landlord/Tenant: Rent Control	S.1635: Requires landlords to furnish each tenant either renewing or entering into a lease with a document describing the rights and duties of landlords and tenants	01/13/2023 - Referred To Judiciary History
New York SB 1685 2023 - 2024 Sen. Michelle Hinchey (D-NY-041)	Landlord/Tenant: Rent Control	S.1685: Establishes the small rental housing development initiative to provide funding to eligible applicants to construct small rental housing developments in eligible areas	01/13/2023 - Referred To Housing, Construction And Community Development History
New York SB 1743 2023 - 2024 Sen. Jessica Ramos (D-NY-013)	Landlord/Tenant: Rent Control Taxation: Property Tax Amount Changes	S.1743: Establishes a rent increase exemption for certain nonprofit organizations	01/13/2023 - Referred To Cities 1 History
New York SB 1765 2023 - 2024 Sen. Cordell Cleare (D-NY-030)	Landlord/Tenant: Rent Control	S.1765: Provides for the determination of legal regulated base date rent for certain purposes	01/13/2023 - Referred To Housing, Construction And Community Development History
Related Bills: AB 2129			
New York SB 1781 2023 - 2024 Sen. Jamaal Bailey (D-NY-036)	Landlord/Tenant: Rent Control	S.1781: Authorizes appointment of alternate rent guidelines board members in the city of New York, counties outside the city, towns, and villages	01/13/2023 - Referred To Housing, Construction And Community Development History
New York SB 1814 2023 - 2024 Sen. Toby Stavisky (D-NY-011)	Landlord/Tenant: Rent Control	S.1814: Makes reclassification of rent controlled dwelling retroactive to time of decrease in income of members of household of dwelling	01/17/2023 - Referred To Aging History

Bill #	Categories	Summary	Status
New York SB 1868 2023 - 2024 Sen. Cordell Cleare (D-NY-030)	Landlord/Tenant: Rent Control	S.1868: Requires rent concessions to be reported to the division of housing and community renewal	01/17/2023 - Referred To Housing, Construction And Community Development History
New York SB 1870 2023 - 2024 Sen. Cordell Cleare (D-NY-030)	Landlord/Tenant: Rent Control, Tenant Protections	S.1870: Allows prospective tenants of rent controlled or rent stabilized housing accommodations to request the complete rent history of such housing accommodations	01/17/2023 - Referred To Housing, Construction And Community Development History
New York SB 1944 2023 - 2024 Sen. Brad Hoylman (D-NY-047)	Growth Management: Housing Supply Landlord/Tenant: Rent Control	S.1944: Requires property owners to dedicate certain residential units to rent regulated status following demolition and new construction or substantial renovation	01/17/2023 - Referred To Housing, Construction And Community Development History
New York SB 2088 2023 - 2024 Sen. Brian Kavanagh (D-NY-027)	Landlord/Tenant: Rent Control	S.2088: Makes rent stabilized dwelling units eligible for certain protections	01/18/2023 - Referred To Judiciary History
Related Bills:			
New York AB 3025			
New York SB 2467 2023 - 2024 Sen. Liz Krueger (D-NY-028)	Landlord/Tenant: Rent Control	S.2467: Removes provisions prohibiting N.Y. city from strengthening rent regulation laws to provide more comprehensive coverage than state laws	01/20/2023 - Referred To Housing, Construction And Community Development History
New York SB 2951 2023 - 2024 Sen. Gustavo Rivera (D-NY-033)	Landlord/Tenant: Rent Control	S.2951: Places limits on rent adjustments for major capital improvements	01/26/2023 - Referred To Housing, Construction And Community Development History

Bill #	Categories	Summary	Status
New York SB 2963 2023 - 2024 Sen. Brian Kavanagh (D-NY-027)	Landlord/Tenant: Rent Control	S.2963: Relates to freezing eligible homeowners' and renters' ground rent in the Battery Park project area	01/26/2023 - Referred To Corporations, Authorities And Commissions History
New York SB 2980 2023 - 2024 Sen. Brian Kavanagh (D-NY-027)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections	S.2980: Relates to rent regulation and tenant protection and to the application of the Housing Stability and Tenant Protection Act of 2019; repealer	01/26/2023 - Referred To Housing, Construction And Community Development History
North Dakota SB 2243 2023 Sen. Dick Dever (R-ND-032)	Landlord/Tenant: Rent Control Seller Disclosures	Relating to the transferability of licenses for a mobile home park and required disclosures to tenants residing in a mobile home park; and to provide a penalty.	02/08/2023 - Hearing Scheduled: Industry and Business Committee; 09:02 History
Oklahoma SB 687 2023 - 2024 Sen. Mary Boren (D-OK-016)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control	S.B.687: Landlord and tenant; authorizing district court to refer eviction cases to mediation; prohibiting landlord recovery of rental dwelling under certain circumstances. Effective date.	02/07/2023 - Second Reading referred to Judiciary History
Oregon HB 2169 2023 Rep. David Smith (R-OR-001)	Landlord/Tenant: Rent Control	Exempts residential tenancies within 25 miles of coastline from maximum limits on rent increases.	01/11/2023 - Referred to Housing and Homelessness. History
Oregon HB 2171 2023 Rep. David Smith (R-OR-001)	Landlord/Tenant: Rent Control	Repeals limits on increases to residential rent.	01/11/2023 - Referred to Housing and Homelessness. History
Oregon HB 2217 2023	Landlord/Tenant: Good/Just Cause Eviction, Rent Control	Allows landlords to terminate month-to-month residential tenancies without cause. Repeals limits on increases to rent.	01/11/2023 - Referred to Housing and Homelessness. History

Bill #	Categories	Summary	Status
Oregon HB 2733 2023 Rep. Andrea Valderrama (D-OR-047)	Home Owners Associations (HOAs) Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections	Increases amount residential landlord owes tenant for landlord-cause termination of tenancy. Limits annual rent increases. Declares emergency, effective on passage.	01/13/2023 - Referred to Housing and Homelessness. History
Oregon HB 2754 2023 Rep. Ben Bowman (D-OR-025)	Affordable Housing Landlord/Tenant: Good/Just Cause Eviction, Rent Control	Limits terminations and rent increases for senior tenants of publicly supported housing following termination of affordability restrictions.	01/20/2023 - Referred to Housing and Homelessness. History
Oregon HB 3026 2023 Rep. Courtney Neron (D-OR-026)	Affordable Housing Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections	Limits terminations and rent increases for three years after tenants' housing is withdrawn from publicly supported housing. Requires owners or landlords to provide notice to new tenants and applicants during notice period before withdrawal from publicly supported housing. Allows Housing and Community Services Department to record extension of affordability restrictions for publicly supported housing if property owner misses certain deadlines. Allows department to record right of first refusal if no qualified purchaser makes an offer. Makes other amendments to publicly supported housing preservation program. Declares emergency, effective on passage.	02/02/2023 - Public Hearing held. History
Oregon HB 3064 2023 Rep. E. Werner "Werner" Reschke (R-OR-055)	Landlord/Tenant: Good/Just Cause Eviction, Rent Control	Allows landlords to terminate month-to-month residential tenancies without cause. Repeals limits on increases to rent.	01/20/2023 - Referred to Housing and Homelessness. History
Oregon HB 3162 2023 Rep. Paul Evans (D-OR-020)	Landlord/Tenant: Rent Control	Requires city with population of 200,000 or fewer to establish local standards to promote housing stability no later than July 1, 2025. Requires city to review local standards at least every 10 years. Exempts from state preemption of rent control cities with populations of 200,000 or fewer that adopt local standards to promote housing stability and cities with populations greater than 200,000. Declares emergency, effective on passage.	02/09/2023 - Hearing Scheduled: House Committee on Housing and Homelessness at 08:00 AM PST; Location: HR F History
Oregon SB 611 2023 Sen. WLnsvy "WLnsvy" Campos (D-OR-018)	Home Owners Associations (HOAs) Landlord/Tenant: Good/Just Cause Eviction, Rent Control, Tenant Protections	Increases amount residential landlord owes tenant for landlord-cause termination of tenancy. Limits annual rent increases. Declares emergency, effective on passage.	01/15/2023 - Referred to Housing and Development. History

Bill #	Categories	Summary	Status
Rhode Island HB 5048 2023 Rep. Ramon Perez (D-RI-013)	Landlord/Tenant: Rent Control	This act would limit residential rent increases to ten percent (10%) plus the increase in the Consumer Price Index (CPI) annually. This act would take effect upon passage.	02/02/2023 - Committee recommended measure be held for further study History
South Carolina HB 3264 2023 - 2024 Rep. John King (D-SC-049)	Landlord/Tenant: Rent Control	A BILL TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY ADDING SECTION 27-39-370 SO AS TO PROVIDE RESTRICTIONS ON RAISING RESIDENTIAL RENT.	01/10/2023 - Introduced and read first time; Referred to Committee on Labor, Commerce and Industry History
Texas HB 1048 2023 Rep. Gina Hinojosa (D-TX-049)	Landlord/Tenant: Rent Control	Relating to a landlord's notice to residential tenants regarding rent increases.	12/19/2022 - Filed History
Texas HB 1049 2023 Rep. Gina Hinojosa (D-TX-049)	Landlord/Tenant: Rent Control	Relating to prohibiting a prospective residential landlord from increasing the amount of rent during the rental application process.	12/19/2022 - Filed History
Texas HB 1344 2023 Rep. Jon Rosenthal (D-TX-135)	Affordable Housing Landlord/Tenant: Rent Control	Relating to prohibiting an increase in the rent of a tenant residing in a development supported with a low income housing tax credit allocation.	01/13/2023 - Filed History
Texas SB 202 2023 Sen.-elect Sarah Eckhardt (D-TX-014)	Affordable Housing Landlord/Tenant: Rent Control	Relating to prohibiting an increase in the rent before the end of a lease term of a tenant residing in a development supported with a low income housing tax credit allocation.	11/14/2022 - Received by the Secretary of the Senate; Filed History
Vermont HB 135 2023 - 2024 Rep. Michelle Bos-Lun (D-VT-092)	Landlord/Tenant: Rent Control	An act relating to capping annual rent increases and security deposits	01/31/2023 - Read First Time and referred to the Committee on General and Housing History

Bill #	Categories	Summary	Status
Virginia HB 596 2022 - 2023 Del. Nadarius Clark (D-VA-079)	Landlord/Tenant: Rent Control	Local rent stabilization authority. Provides that any locality may by ordinance adopt rent stabilization provisions. The bill provides that no such ordinance shall be adopted until the proposed ordinance has been posted on the locality's website and advertised in a newspaper of general circulation in the locality at least two weeks prior to a public hearing on such ordinance. All landlords who are under rent stabilization may be required to give up to a two-month written notice of a rent increase and cannot increase the rent by more than the locality's rent stabilization allowance, the maximum amount a landlord can increase a tenant's rent during any 12-month period, in effect at the time of the increase, and the bill requires the locality to annually publish this allowance on its website. The allowance is equal to the annual increase in the Consumer Price Index for the region in which the locality sits and is effective for a 12-month period beginning July 1.	02/15/2022 - Left in General Laws History
Virginia HB 840 2022 - 2023 Del. Alfonso Lopez (D-VA-049)	Housing Finance/Home Buying Programs: Home Buyer Tax Deductions Landlord/Tenant: Rent Control, Tenant Protections Rental Restrictions Taxation: Real Estate Credits	Virginia Residential Landlord and Tenant Act; retaliatory conduct; rebuttable presumption. Establishes a rebuttable presumption of retaliatory conduct pursuant to the provisions of the Virginia Residential Landlord and Tenant Act if a landlord increases rent beyond that which is charged for similar market rentals, decreases services, brings or threatens to bring an action for possession, or terminates the rental agreement within six months of having knowledge of certain actions made by a tenant.	02/15/2022 - Left in General Laws History
Virginia HB 1532 2022 - 2023 Del. Nadarius Clark (D-VA-079)	Landlord/Tenant: Rent Control	Local rent stabilization authority; civil penalty. Provides that any locality may by ordinance adopt rent stabilization provisions. The bill provides for notice and a public hearing prior to the adoption of such ordinance and specifies that all landlords who are under rent stabilization may be required to give up to a two-month written notice of a rent increase and cannot increase the rent by more than the locality's rent stabilization allowance, described in the bill as the maximum amount a landlord can increase a tenant's rent during any 12-month period, in effect at the time of the increase. The bill sets such allowance as equal to the annual increase in the Consumer Price Index for the region in which the locality sits, states that such allowance is effective for a 12-month period beginning July 1 each year, and requires the locality to annually by June 1 publish such allowance on its website. Certain facilities, as outlined in the bill, are exempt from any such ordinance. The bill also requires such ordinance to provide a procedure by which a landlord may apply for an exemption from the rent stabilization provisions in situations where the net operating income generated by the rental facility has not been maintained due to escalating operating expenses or for other appropriate reasons as established by the locality. Finally, the bill provides that a locality may establish a civil penalty for failure to comply with the requirements set out in the ordinance that shall not exceed \$2,500 per separate violation.	02/07/2023 - Left in Counties, Cities and Towns History
Virginia HB 1702 2022 - 2023 Del. Michelle Maldonado (D-VA-050)	Landlord/Tenant: Rent Control, Tenant Protections	Virginia Residential Landlord and Tenant Act; terms and conditions of rental agreement; rent increase; notice. Requires a landlord who owns more than four rental dwelling units or more than a 10 percent interest in more than four rental dwelling units, whether individually or through a business entity, in the Commonwealth, to, in the case of any rental agreement that contains an option to renew or an automatic renewal provision, provide written notice to the tenant notifying the tenant of any increase in rent during the subsequent rental agreement term no less than 60 days prior to the end of the current rental agreement term.	02/08/2023 - Hearing Scheduled: Senate Committee on General Laws and Technology; See Committee Agenda for Time; Location: Capitol History

Bill #	Categories	Summary	Status
Virginia HB 2022 2022 - 2023 Del. Michelle Maldonado (D-VA-050)	Landlord/Tenant: Rent Control, Tenant Protections	Virginia Residential Landlord and Tenant Act; rent increase during tenancy; conditions. Provides that a rental agreement shall not contain provisions that the tenant agrees to pay any increase in rent during the term of a written lease unless such increase is agreed to in a separate, written document signed by the tenant and the landlord that includes (i) the new amount of rent to be charged to the tenant, (ii) the date upon which the rent increase becomes effective, and (iii) any additional terms or benefits to the tenant agreed to as consideration for such increase in rent.	02/07/2023 - Left in General Laws History
Virginia SB 1138 2022 - 2023 Sen. Jeremy McPike (D-VA-029)	Landlord/Tenant: Rent Control, Tenant Protections	Virginia Residential Landlord and Tenant Act; rent increase during tenancy; conditions. Provides that a rental agreement shall not contain provisions that the tenant agrees to pay any increase in rent during the term of a written lease unless such increase is agreed to in a separate, written document signed by the tenant and the landlord that includes (i) the new amount of rent to be charged to the tenant, (ii) the date upon which the rent increase becomes effective, and (iii) any additional terms or benefits to the tenant agreed to as consideration for such increase in rent.	01/24/2023 - Read third time and passed Senate (39-Y 0-N) History
Virginia SB 1278 2022 - 2023 Sen. Jennifer Boyso (D-VA-033)	Landlord/Tenant: Rent Control	Local rent stabilization authority; civil penalty. Provides that any locality may by ordinance adopt rent stabilization provisions. The bill provides for notice and a public hearing prior to the adoption of such ordinance and specifies that all landlords who are under rent stabilization may be required to give up to a two-month written notice of a rent increase and cannot increase the rent by more than the locality's rent stabilization allowance, described in the bill as the maximum amount a landlord can increase a tenant's rent during any 12-month period, in effect at the time of the increase. The bill sets such allowance as equal to the annual increase in the Consumer Price Index for the region in which the locality sits, states that such allowance is effective for a 12-month period beginning July 1 each year, and requires the locality to annually by June 1 publish such allowance on its website. Certain facilities, as outlined in the bill, are exempt from any such ordinance. The bill also requires such ordinance to provide a procedure by which a landlord may apply for an exemption from the rent stabilization provisions in situations where the net operating income generated by the rental facility has not been maintained due to escalating operating expenses or for other appropriate reasons as established by the locality. Finally, the bill provides that a locality may establish a civil penalty for failure to comply with the requirements set out in the ordinance that shall not exceed \$2,500 per separate violation.	01/18/2023 - Passed by indefinitely in General Laws and Technology with letter (9-Y 5-N) History
Washington HB 1124 2023 - 2024 Rep. Strom Peterson (D-WA-021)	Landlord/Tenant: Rent Control, Tenant Protections	Protecting Tenants From Excessive Rent and Related Fees by Providing at Least Six Months' Notice for Rent Increases Over a Certain Amount, Allowing Tenants the Right to Terminate a Tenancy Without Penalty, and Limiting Late Fees.	01/30/2023 - Referred to Rules 2 Review. History
Washington HB 1129 2023 - 2024 Rep. Mia Gregerson (D-WA-033)	Affordable Housing: Land Trust/Land Banking Landlord/Tenant: Rent Control	Concerning the Sale or Lease of Manufactured/Mobile Home Communities and the Property on Which They Sit.	02/09/2023 - Hearing Scheduled: House Committee on Housing at 08:00 AM PST; Location: House Hearing Rm B and Virtual John L. O'Brien Building Olympia, WA History
Related Bills: SB 5198			

Bill #	Categories	Summary	Status
Washington HB 1343 2023 - 2024 Rep. Shelley Kloba (D-WA-001)	Affordable Housing: Affordable Housing Trust Fund Growth Management: Housing Supply Landlord/Tenant: Rent Control Taxation: Property Tax Amount Changes	Providing Local Governments With Options to Grant Rent Relief and Preserve Affordable Housing in Their Communities.	02/09/2023 - Executive Session Scheduled: House Committee on Housing at 08:00 AM PST; Location: House Hearing Room B and Virtual, John L. O'Brien Building, Olympia WA History
Washington HB 1388 2023 - 2024 Rep. Nicole Macri (D-WA-043)	Landlord/Tenant: Rent Control, Tenant Protections	Protecting Tenants by Prohibiting Predatory Residential Rent Practices and by Applying the Consumer Protection Act to the Residential Landlord-Tenant Act and the Manufactured/Mobile Home Landlord-Tenant Act.	02/09/2023 - Executive Session Scheduled: House Committee on Housing at 08:00 AM PST; Location: House Hearing Room B and Virtual, John L. O'Brien Building, Olympia WA History
Washington HB 1389 2023 - 2024 Rep. Alex Ramel (D-WA-040)	Landlord/Tenant: Rent Control	Concerning Residential Rent Increases Under the Residential Landlord-Tenant Act and the Manufactured/Mobile Home Landlord-Tenant Act.	02/09/2023 - Executive Session Scheduled: House Committee on Housing at 08:00 AM PST; Location: House Hearing Room B and Virtual, John L. O'Brien Building, Olympia WA History
Related Bills: SB 5435			

Bill #	Categories	Summary	Status
Washington HB 1625 2023 - 2024 Rep. Gerry Pollet (D-WA-046)	Landlord/Tenant: Rent Control	Enabling Local Governments to Plan and Adopt Programs to Stabilize and Control Rents.	01/26/2023 - First reading, referred to Housing. History
Related Bills: SB 5615			
Washington SB 5198 2023 - 2024 Sen. Noel Frame (D-WA-036)	Affordable Housing: Land Trust/Land Banking Landlord/Tenant: Rent Control, Tenant Protections	Concerning the Sale or Lease of Manufactured/Mobile Home Communities and the Property on Which They Sit.	02/01/2023 - Hearing Scheduled: Senate Committee on Housing at 1:30 PM PST; Location: Senate Hearing Rm 4 and Virtual J.A. Cherberg Building Olympia, WA History
Related Bills: HB 1129			
Washington SB 5435 2023 - 2024 Sen. Yasmin Trudeau (D-WA-027)	Landlord/Tenant: Rent Control	Concerning Residential Rent Increases Under the Residential Landlord-Tenant Act and the Manufactured/Mobile Home Landlord-Tenant Act.	02/10/2023 - Hearing Scheduled: Senate Committee on Housing at 10:30 AM PST; Location: Senate Hearing Rm 4 and Virtual J.A. Cherberg Building Olympia, WA History
Related Bills: HB 1389			
Washington SB 5615 2023 - 2024 Sen. Javier Valdez (D-WA-046)	Landlord/Tenant: Rent Control	Enabling Local Governments to Plan and Adopt Programs to Stabilize and Control Rents.	01/30/2023 - First reading, referred to Local Government, Land Use & Tribal Affairs (Not Officially read and referred until adoption of Introduction report). History
Related Bills: HB 1625			

Bill #	Categories	Summary	Status
Washington SB 5697 2023 - 2024 Sen. Kevin Van De Wege (D- WA-024)	Landlord/Tenant: Rent Control	Authorizing the Utilities and Transportation Commission to Regulate the Rates and Services of All Persons Engaging in the Business of Acting as a Landlord for a Mobile Home Park, Manufactured Housing Community, or Manufactured/Mobile Home Community.	02/10/2023 - Hearing Scheduled: Senate Committee on Housing at 10:30 AM PST; Location: Senate Hearing Rm 4 and Virtual J.A. Cherberg Building Olympia, WA History
West Virginia HB 2081 2023 Del. Danielle Walker (D-WV- 081)	Landlord/Tenant: Rent Control, Tenant Protections	H.B.2081: Renter's bill of rights	01/11/2023 - Filed for introduction; To Judiciary; Introduced in House; To House Judiciary History