

OFFICE OF FISCAL ANALYSIS

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sHB-5234

AN ACT CONCERNING THE RIGHTS AND RESPONSIBILITIES OF
LANDLORDS AND TENANTS.

As Amended by House "A" (LCO 4849)

House Calendar No.: 205

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 23 \$	FY 24 \$
Department of Housing	GF - Potential Cost	Minimal	None

Note: GF=General Fund

Municipal Impact: None

Explanation

The bill requires the Commissioner of Housing to create a one-page notice of certain tenants' rights and to provide it in languages other than English, as determined by the Commissioner, on the Department of Housing (DOH) website. To the extent additional language versions are provided, there is a cost to DOH of approximately \$500 per language for translation services. There is no cost to DOH to prepare a standardized preoccupancy walk-through checklist and to post it on the agency's website.

The bill also makes other changes impacting landlords and residential tenants that have no fiscal impact because the state is not a direct landlord.

House "A" strikes provisions permitting a landlord to accept damage insurance in lieu of a security deposit, eliminating the potential revenue gain from insurance premium taxes, and makes other changes with no fiscal impact.

Primary Analyst: MP
Contributing Analyst(s):
Reviewer: EW

4/21/22

The Out Years

There is no fiscal impact in the out years.