



SPONSOR: Rep. Keeley

HOUSE OF REPRESENTATIVES
147th GENERAL ASSEMBLY

HOUSE AMENDMENT NO. 1
TO
HOUSE BILL NO. 92

AMEND House Bill No. 92 at lines 37 and 38 by striking the text appearing therein in its entirety and replacing with the following:

(a) Instead of paying all or part of a security deposit to a landlord under § 5514, a tenant may purchase a surety bond, the purpose of which shall be:

(1) To reimburse the landlord for actual damages caused to the premises by the tenant which exceed normal wear and tear, or which cannot be corrected by painting and ordinary cleaning; and/or

(2) To pay the landlord for all rental arrearage due under the rental agreement, including late charges and rental due for premature termination or abandonment of the rental agreement by the tenant; and/or

(3) To reimburse the landlord for all reasonable expenses incurred in renovating and rerenting the premises caused by the premature termination of the rental agreement by the tenants, which includes termination pursuant to § 5314 of this title, providing that reimbursement caused by termination pursuant to § 5314 of this title shall not exceed 1 month's rent.

FURTHER AMEND House Bill No. 92 by inserting the following new subsection (h) between lines 71 and 72 and redesignating the remaining subsections accordingly:

(h) Within 20 days after the termination or expiration of any rental agreement, the landlord shall provide the tenant with an itemized list of damages to the premises and the estimated costs of repair for each. Failure to do so shall constitute an acknowledgment by the landlord that no payment for damages is due. Tenant's failure to object to the itemized list of damages within 10 days of the tenant's receipt of the list shall constitute the tenant's agreement on the damages specified by the landlord.

SYNOPSIS

This amendment makes a clarifying change to § 5514A(a) by listing out the purposes for which a surety bond may be used. These are identical to the purposes of a security deposit as laid out in the current landlord tenant code. The amendment also adds a new subsection (h) which will require a landlord to provide an itemized list of alleged damages within 20 days of the expiration of the rental agreement and gives tenant 10 days to object.

