Rental Housing Tracker

September 2026

State landlord-tenant legislation: rent caps, eviction procedure, fees and screening, security deposits, habitability, and short-term rentals.

This month in numbers

Measure	Bills
Matched to this Tracker	1790
Signed into law in 2026	100
New this month	7
Moved a stage	10
Passed a chamber	9
Signed into law this month	9
Vetoed this month	0

Where it happened

State	Bills that moved
CA	6
MI	3
DE	1

By topic

Topic	Moved	Signed into law
Rent caps and stabilization	0	7
Eviction procedure	5	35
Fees, screening and rent pricing	1	12
Security deposits	1	6
Habitability and repairs	1	16
Short-term rentals	1	6

The month in brief

September 2026 brought nine enactments across three states, with California accounting for six and Michigan for two. California enacted measures requiring mobilehome parks to give detailed written notice before terminating tenancies for rule violations, prohibiting housing authorities from imposing term limits or work requirements on federal housing program eligibility, mandating written pet policies from landlords who allow pets, and requiring courts to report eviction filings by ZIP Code to the Judicial Council beginning in 2027. Michigan enacted laws allowing electronic security deposit returns and prohibiting landlords from charging fees on all rent payment methods. Nine laws take effect on or before late December, including Maryland measures on short-term rental safety, source-of-income discrimination, lead risk in housing, and fair chance housing, all effective 1 October 2026.

Taking effect

Laws and rules matched to this Tracker with an effective date between 1 September 2026 and 29 December 2026. Of the 100 laws signed in 2026, 56 name no effective date that could be read and are not listed.

Takes effect	State	Law or rule	Title
1 October 2026	CT	SB 335	AN ACT CONCERNING UTILITY CHARGES FOR RESIDENTIAL DWELLING UNITS. Habitability and repairs
1 October 2026	MD	HB 1221	Public Safety - Short-Term Rental Units - Safety (Jillian and Lindsay Wiener Short-Term Rental Safety Act) Short-term rentals
1 October 2026	MD	HB 220	Environment - Water - Individual Submeters Habitability and repairs Companion: MD SB 130
1 October 2026	MD	HB 315	Landlord and Tenant - Discrimination in Housing for Income-Based Housing Subsidies and Positive Rental History Reporting Fees, screening and rent pricing
1 October 2026	MD	SB 335	Landlord and Tenant - Discrimination in Housing for Income-Based Housing Subsidies and Positive Rental History Reporting Fees, screening and rent pricing
1 October 2026	MD	SB 624	Public Safety - Short-Term Rental Units - Safety (Jillian and Lindsay Wiener Short-Term Rental Safety Act) Short-term rentals
1 October 2026	MD	SB 729	Real Property - Access to Counsel in Evictions Program - Expansion Eviction procedure
1 October 2026	MD	SB 872	Reduction of Lead Risk in Housing - Rental Dwelling Unit - Definition Habitability and repairs
1 October 2026	MD	SB 937	Landlord and Tenant - Residential Leases - Prospective Tenant Criminal History Records Check (Maryland Fair Chance Housing Act) Fees, screening and rent pricing

Signed into law in September 2026

State	Bill	Title	Became law
CA	AB 2128†	Housing authorities: term limits and work requirements.	30 September 2026

Prohibits housing authorities from imposing term limits or work requirements as conditions of federal housing program eligibility. Signed into law.

State	Bill	Title	Became law
CA	AB 2689	Low-income housing tax credits: lease nonrenewal: good cause. Eviction procedure	30 September 2026

Specifies income-based good cause for lease nonrenewal in low-income housing tax credit projects. Signed into law.

State	Bill	Title	Became law
CA	SB 1296	Real property: rentals: pet policy. Habitability and repairs	30 September 2026

Requires landlords who allow pets to disclose a written pet policy with rental applications. Signed into law.

State	Bill	Title	Became law
CA	AB 1817†	Mobilehome parks: termination of tenancy: failure to comply with a rule or regulation. Eviction procedure	29 September 2026

Requires mobilehome park management to serve detailed written notice of rule violations before terminating tenancy for noncompliance. Signed into law.

State	Bill	Title	Became law
CA	SB 1160	Judicial Council: eviction data reporting. Eviction procedure	27 September 2026

Requires courts to report unlawful detainer filings by ZIP Code to the Judicial Council beginning January 2027. Signed into law.

State	Bill	Title	Became law
CA	SB 594†	Short-Term Rental Facilitator Act of 2026. Short-term rentals	25 September 2026

Extends the Short-Term Rental Facilitator Act to Indian tribes for reporting and tax audit purposes. Signed into law.

State	Bill	Title	Became law
DE	SB 292	AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO THE	9 September 2026

State	Bill	Title	Became law
		LANDLORD-TENANT CODE. Eviction procedure	

Requires landlords receiving state reentry funds to assist tenants with discharge plans before lease termination. Signed into law.

State	Bill	Title	Became law
MI	SB 22†	Housing: landlord and tenants; return of security deposit by electronic transfer; allow. Amends sec. 9 of 1972 PA 348 (MCL 554.609). Security deposits	22 September 2026

Allows landlords to return security deposits via electronic transfer or mobile payment instead of check. Signed into law.

State	Bill	Title	Became law
MI	SB 373†	Housing: landlord and tenants; limitations on fees charged to tenants; provide for. Amends sec. 3 of 1978 PA 454 (MCL 554.633). Fees, screening and rent pricing Companion: MI SB 21	22 September 2026

Prohibits rental agreements from imposing fees on all rent payment methods; one fee-free option required. Signed into law.

On the governor's desk

No bill in this Tracker is currently awaiting a governor's signature.

What else moved this month

Reported out of committee

State	Bill	Title	Current status	Action
MI	HB 5034	Civil procedure: evictions; limited liability companies; allow members to represent in certain situations. Amends 1961 PA 236 (MCL 600.101 - 600.9947) by	■ Passed committee	23 September 2026

State	Bill	Title	Current status	Action
		adding sec. 5707. Eviction procedure		

Would allow single-member limited liability companies to be represented by a member in eviction proceedings. Reported out of committee.

New and notable

State	Bill	Title	Current status
DC	B 26-0829	Shared Housing Agreements and Resolution Effort Pilot Program Amendment Act of 2026	In committee
NJ	S 4572	Expands municipal authority to license and inspect residential rental property. Habitability and repairs	In committee
NY	A 11694†	Establishes a tax rebate program for rent-stabilized housing Rent caps and stabilization	In committee
NY	A 11701†	Relates to payments deemed as rent in resident-owned manufactured home communities Rent caps and stabilization	In committee
NY	A 11709†	Excludes certain resident-owned manufactured home communities from certain provisions relating to rent increases Rent caps and stabilization	In committee
US	S. 5535†	Eviction Crisis Act of 2026 Eviction procedure	In committee

Regulatory Watch

None of the 1,639 federal documents published in September 2026 matched this Tracker, and no comment window or effective date is

pending.

State rulemaking

State registers and regulators in Alabama, Arkansas, California, Florida, Idaho, Iowa, Kentucky, Louisiana, Maryland, Michigan, Minnesota, Nevada, New Hampshire, New Mexico, New York, Ohio, Rhode Island, South Dakota, Texas, Utah, Vermont, Virginia, Washington, West Virginia and Wisconsin were read for September 2026. Not yet covered: Alaska, Arizona, Colorado, Connecticut, Delaware, District of Columbia, Georgia, Hawaii, Illinois, Indiana, Kansas, Maine, Massachusetts, Mississippi, Missouri, Montana, Nebraska, New Jersey, North Carolina, North Dakota, Oklahoma, Oregon, Pennsylvania, South Carolina, Tennessee and Wyoming. None carried a rulemaking matched to this Tracker.

Watchlist for next month

State	Bill	Title	Current status
MI	HB 5034	Civil procedure: evictions; limited liability companies; allow members to represent in certain situations. Amends 1961 PA 236 (MCL 600.101 - 600.9947) by adding sec. 5707. Eviction procedure	■ Passed committee

Signed into law earlier in 2026

State	Bill	Title	Became law
AZ	HB 2244	evictions; satisfaction of judgments Eviction procedure	19 June 2026
AZ	HB 4162	human services; 2026 - 2027	13 June 2026

State	Bill	Title	Became law
AZ	SB 1426	unlawful occupants; forcible entry; detainer Eviction procedure	29 May 2026
CO	HB 1196†	Tenant Data Information Eviction procedure, Fees, screening and rent pricing	2 June 2026
CO	HB 1224	Protections for Mobile Home Park Residents Rent caps and stabilization	2 June 2026
CO	HB 1145	Mobile Home Park Water Quality Habitability and repairs	4 May 2026
CO	SB 54†	Security Deposits & Post-Closing Occupancy Agreements Security deposits	20 April 2026
CO	HB 1013†	Ratio Utility Billing Systems Habitability and repairs	26 March 2026
CT	SB 335	AN ACT CONCERNING UTILITY CHARGES FOR RESIDENTIAL DWELLING UNITS. Habitability and repairs	4 June 2026
DC	B 26-0429†	LIHTC Rent Stabilization Exemption Clarification Amendment Act of 2025 Rent caps and stabilization	2 March 2026
DC	B 26-0164	Rebalancing Expectations for Neighbors, Tenants, and Landlords (RENTAL) Act of 2025 Rent caps and stabilization, Eviction procedure, Habitability and repairs	23 January 2026
DE	SB 116	AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO RIGHT OF REDEMPTION. Eviction procedure	18 August 2026
DE	SB 235†	AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO RENT INCREASES. Rent caps and stabilization	23 July 2026
DE	SB 297	AN ACT TO AMEND TITLE 6 OF THE DELAWARE CODE RELATING TO CONSUMER	23 July 2026

State	Bill	Title	Became law
		PROTECTION.	
DE	HB 217	AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO KEY SURRENDER IN RESIDENTIAL LEASES. Security deposits	24 June 2026
DE	HB 311	AN ACT TO AMEND TITLE 24 AND TITLE 25 OF THE DELAWARE CODE RELATING TO A RESIDENTIAL LANDLORD TENANT GUIDE.	10 June 2026
FL	SB 594	Local Housing Assistance Plans Habitability and repairs	26 June 2026
HI	SB 2866	RELATING TO KUPUNA HOUSING. Companion: HI HB 1975	14 July 2026
ID	H 695	FORCIBLE ENTRY AND UNLAWFUL DETAINER – Amends existing law to revise a provision regarding a fee for service. Eviction procedure	23 March 2026
ID	H 583	SHORT-TERM RENTALS – Amends existing law to revise provisions regarding limitations on the regulation of and limiting the tax duties of short-term rentals. Short-term rentals	17 March 2026
IL	HB 3564†	HUMAN RIGHTS ACT-REAL ESTATE Fees, screening and rent pricing	26 June 2026
IL	HB 5234	LANDLORD-TENANT FEES Fees, screening and rent pricing Companion: IL SB 3763	26 June 2026
KS	HB 2357†	Substitute for HB 2357 by Committee on Judiciary - Providing for expungement of certain court records and consideration of mediation in eviction actions in which the underlying rental agreement is governed by the residential landlord and tenant act. Eviction procedure	9 April 2026

State	Bill	Title	Became law
KS	HB 2481	During the period of the FIFA 2026 world cup, prohibiting certain limitations by municipalities on short-term rental or vacation properties and requiring timely rental permit processing, modifying the definition of transient guest for transient guest tax purposes and authorizing... Short-term rentals	9 April 2026
LA	HB 708†	COURTS/JUSTICE OF PEACE: Authorizes concurrent jurisdiction for justice of the peace and city courts in East Baton Rouge Parish	23 June 2026
LA	HB 292†	HOUSING: Provides relative to the return of security deposits Security deposits	11 May 2026
MD	HB 1218	Safe and Healthy Homes for All Act	26 May 2026
MD	HB 315	Landlord and Tenant - Discrimination in Housing for Income-Based Housing Subsidies and Positive Rental History Reporting Fees, screening and rent pricing	26 May 2026
MD	SB 12	Residential Rental Apartments - Air-Conditioning Requirement Habitability and repairs Companion: MD HB 153	26 May 2026
MD	SB 335	Landlord and Tenant - Discrimination in Housing for Income-Based Housing Subsidies and Positive Rental History Reporting Fees, screening and rent pricing	26 May 2026
MD	SB 729	Real Property - Access to Counsel in Evictions Program - Expansion Eviction procedure	26 May 2026
MD	SB 937	Landlord and Tenant - Residential Leases - Prospective Tenant Criminal History Records Check (Maryland Fair Chance Housing Act) Fees, screening and rent pricing	26 May 2026
MD	SB 941	Safe and Healthy Homes for All Act	26 May 2026

State	Bill	Title	Became law
MD	HB 220	Environment - Water - Individual Submeters Habitability and repairs Companion: MD SB 130	28 April 2026
MD	SB 130	Environment - Water - Individual Submeters Habitability and repairs	28 April 2026
MD	SB 872	Reduction of Lead Risk in Housing - Rental Dwelling Unit - Definition Habitability and repairs	28 April 2026
MD	HB 1221	Public Safety - Short-Term Rental Units - Safety (Jillian and Lindsay Wiener Short-Term Rental Safety Act) Short-term rentals	14 April 2026
MD	SB 624	Public Safety - Short-Term Rental Units - Safety (Jillian and Lindsay Wiener Short-Term Rental Safety Act) Short-term rentals	14 April 2026
ME	LD 2176	An Act To Create A Right To Judicial Review Under The Maine Civil Rights Act For Persons Erroneously Detained	22 April 2026
ME	LD 2149	An Act To Protect Affordability In Mobile Home Parks And Manufactured Housing Communities Rent caps and stabilization	13 April 2026
ME	LD 1927	An Act To Protect Housing Quality By Enacting Mold Inspection, Notification And Remediation Requirements Habitability and repairs	11 January 2026
MN	SF 4171	Vacating tenants submetered utility service final billing provision and payment of rent by tenants provisions modifications Eviction procedure Companion: MN HF 3951	12 May 2026
MS	HB 1837	Noxubee County; authorize tax on short term rentals to promote tourism, parks and	6 April 2026

State	Bill	Title	Became law
		recreation within. Short-term rentals	
NH	HB 1598	relative to notice and proceedings for tenants and landlords engaged in eviction processes. Eviction procedure	16 July 2026
NH	HB 1112	relative to snow removal responsibilities in lease agreements.	9 July 2026
NJ	A 3497	Establishes "Forbidding the Algorithmic Inflation of Rent (FAIR) Act." * Fees, screening and rent pricing	20 July 2026
NM	HM 54	MOBILE HOME PARKS UTILITIES PRC WORKING GROUP	9 March 2026
NY	A 10338	Extends the time for New York city marshals to exercise the same functions, powers and duties as sheriffs with respect to the execution of money judgments Eviction procedure Companion: NY S 9877	26 June 2026
NY	A 10006	Enacts into law major components of legislation necessary to implement the state education, labor, housing and family assistance budget for the 2026-2027 state fiscal year Eviction procedure, Habitability and repairs Companion: NY S 9006	28 May 2026
OR	HB 4123	Relating to landlord disclosure of confidential information; and prescribing an effective date. Fees, screening and rent pricing	31 March 2026
OR	SB 1523	Relating to electronic access to residential tenancies; and prescribing an effective date. Fees, screening and rent pricing	5 March 2026
RI	HB 7199	AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT -- RHODE ISLAND SURVIVOR EARLY LEASE TERMINATION ACT	18 June 2026

State	Bill	Title	Became law
		Eviction procedure Companion: RI SB 2291	
RI	HB 8110	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Companion: RI SB 2734	18 June 2026
RI	SB 2291	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT - - RHODE ISLAND SURVIVOR EARLY LEASE TERMINATION ACT Eviction procedure	18 June 2026
RI	SB 2734	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT	18 June 2026
SC	H 3387	Unlawful occupants of property Eviction procedure, Habitability and repairs	30 June 2026
SC	H 4270	Evictions Eviction procedure	19 May 2026
SC	H 3569	Domestic violence in rental properties Eviction procedure	18 May 2026
SD	SB 4	revise procedures for returning and withholding security deposits for residential premises. Security deposits	12 February 2026
TN	SB 1993	Landlord and Tenant - As enacted, prohibits certain persons from publishing, transmitting, or broadcasting any video of the service of civil process related to an eviction proceeding without the express written permission of the individual being served with civil process... Eviction procedure Companion: TN HB 2041	1 April 2026
TN	SB 350	Landlord and Tenant - As enacted, generally restricts a landlord from prohibiting a residential tenant from lawfully possessing, carrying, transporting, or storing a firearm, any part of a firearm, or firearm ammunition in	26 March 2026

State	Bill	Title	Became law
		the tenant's residential property; a vehicle located in... Companion: TN HB 469	
UT	SB 270	State Court Amendments	24 March 2026
UT	HB 404	Sex-Designated Housing Amendments	23 March 2026
VA	HB 1005	Virginia Residential Landlord and Tenant Act; rental payment methods, prohibited fees. Fees, screening and rent pricing Companion: VA SB 313	13 April 2026
VA	HB 1325†	Manufactured Home Lot Rental Act; landlord obligations.	13 April 2026
VA	HB 1361	Virginia Residential Landlord & Tenant Act; civil action for unlawful detainer, termination notice. Eviction procedure	13 April 2026
VA	HB 14	Virginia Residential Landlord and Tenant Act; enforcement by localities.	13 April 2026
VA	HB 1408	Virginia Residential Landlord and Tenant Act; landlord remedies, rental agreement noncompliance. Eviction procedure	13 April 2026
VA	HB 221	Appeals bond; indigent parties, appeal of unlawful detainer. Eviction procedure	13 April 2026
VA	HB 374	Manufactured Home Lot Rental Act; written rental agreement, lot rent increase prohibition, etc. Rent caps and stabilization, Security deposits, Habitability and repairs	13 April 2026
VA	HB 519	Virginia Residential Landlord and Tenant Act; definition of essential services.	13 April 2026
VA	HB 593	Summons for unlawful detainer; legal resources, plain-language overview of	13 April 2026

State	Bill	Title	Became law
		process. Eviction procedure	
VA	HB 616	Virginia Residential Landlord and Tenant Act; tenant records.	13 April 2026
VA	SB 273	Virginia Residential Landlord and Tenant Act; Eviction Diversion Program, eligibility. Eviction procedure	13 April 2026
VA	SB 290	Virginia Residential Landlord and Tenant Act; enforcement by localities. Habitability and repairs	13 April 2026
VA	SB 294	Va. Residential Landlord & Tenant Act; submetering, energy allocation, & ratio utility billing sys. Eviction procedure, Habitability and repairs	13 April 2026
VA	SB 313	Virginia Residential Landlord and Tenant Act; rental payment methods, prohibited fees. Fees, screening and rent pricing	13 April 2026
VA	SB 373	Va. Residential Landlord and Tenant Act; defense to action for possessions for nonpayment of rent. Eviction procedure Companion: VA HB 281	13 April 2026
VA	HB 15	Va. Residential Landlord and Tenant Act; landlord remedies, noncompliance with rental agreement. Eviction procedure Companion: VA SB 48	8 April 2026
VA	SB 48	Va. Residential Landlord and Tenant Act; landlord remedies, noncompliance with rental agreement. Eviction procedure	8 April 2026
VA	HB 174	Va. Residential Landlord & Tenant Act; early termination of rental agreement by military personnel. Eviction procedure	6 April 2026

State	Bill	Title	Became law
VA	HB 527	Eviction Reduction Program; established, report. Eviction procedure	6 April 2026
VA	HB 837	Virginia Residential Landlord and Tenant Act; Eviction Diversion Program, eligibility. Eviction procedure	6 April 2026
VA	SB 325	Va. Residential Landlord & Tenant Act; early termination of rental agreement by military personnel.	6 April 2026
VA	SB 628	Eviction Reduction Program; established, report. Eviction procedure	31 March 2026
VT	H 757	An act relating to manufactured homes and limited equity cooperatives	29 May 2026
WA	SB 6237	Concerning rental property disclosures of flooding history and flood risk.	27 March 2026
WA	SB 6200	Concerning renters' and mobile home occupants' ability to install portable cooling devices.	24 March 2026
WA	HB 2452	Modifying requirements for service of rent increase notices. Rent caps and stabilization	20 March 2026
WA	SB 5937	Concerning the use of a smart access system in a residential property subject to the residential landlord-tenant act.	16 March 2026
WI	SB 413	Relating to: immunity from prosecution for certain crimes based on assisting a victim of sexual assault, extending the time limit for prosecution of second-degree sexual assault, and the standard for terminating residential residency when tenant is the victim of sexual assault.	9 March 2026

Every matched bill

State	Bill	Title	Current status	Last action
AK	HB 115	An Act relating to increases in rent for dwelling units. Rent caps and stabilization	In committee	26 February 2025
AK	HB 159	An Act relating to the removal of unlawful occupants from residential real property; relating to the crimes of trespass, forgery, and deceptive business practices; and amending Rules 82 and 85(a), Alaska Rules of Civil Procedure. Eviction procedure Companion: AK SB 207	In committee	15 May 2026
AK	HB 230	An Act relating to mobile home parks; and relating to limiting mobile home park rent increases. Rent caps and stabilization	In committee	18 May 2025
AR	HB 1445	TO PROHIBIT CERTAIN RESTRICTIONS ON THE REGULATION OF SHORT-TERM RENTALS. Short-term rentals	■ Passed committee	15 April 2025
AR	HB 1790†	TO AMEND THE LAW CONCERNING THE REGULATION OF SHORT-TERM RENTALS BY A LOCAL GOVERNMENT. Short-term rentals	■ Floor vote	5 May 2025
AR	SB 501	TO CREATE THE TENANT POSSESSIONS RECOVERY ACT; AND TO REQUIRE A LANDLORD TO PROVIDE CERTAIN NOTICE TO A TENANT WHEN A COURT	In committee	5 May 2025

State	Bill	Title	Current status	Last action
		HAS ISSUED A WRIT OF POSSESSION. Eviction procedure		
AR	SB 629	TO ALLOW AN OFFICER OF A CLOSELY HELD CORPORATION TO REPRESENT THE CORPORATION IN COURT FOR THE PURPOSE OF EVICTION PROCEEDINGS AND UNLAWFUL DETAINER PROCEEDINGS. Eviction procedure	Passed chamber	5 May 2025
AR	SB 91†	TO PROVIDE THAT LOCAL GOVERNMENTAL UNITS SHALL HAVE NO AUTHORITY TO REGULATE OR CONTROL THE AMOUNT CHARGED FOR A RENTAL APPLICATION FEE OR RENTAL DEPOSIT FOR PRIVATE RESIDENTIAL OR COMMERCIAL PROPERTY. Fees, screening and rent pricing, Security deposits	Enacted	7 April 2025
AZ	HB 2068	landlord tenant; assistance animals Habitability and repairs	Enacted	13 May 2025
AZ	HB 2131	short-term rentals; online lodging marketplace Short-term rentals Companion: AZ HB 2308, AZ HB 2309, AZ HB 2558, AZ HB 2740, AZ SB 1141	Introduced	27 June 2025
AZ	HB 2137	unlawful property occupancy; removal; trespass	In committee	13 January 2026

State	Bill	Title	Current status	Last action
AZ	HB 2168	long-term RVs; cooling; prohibition Habitability and repairs	Enacted	12 May 2025
AZ	HB 2189	mobile home park managers; training	In committee	22 January 2025
AZ	HB 2199	RV parks; mobile homes; education	Passed chamber	12 June 2026
AZ	HB 2243	landlord tenant act; application fees Fees, screening and rent pricing	In committee	20 January 2026
AZ	HB 2244	evictions; satisfaction of judgments Eviction procedure	Enacted	19 June 2026
AZ	HB 2287	mobile home landlord tenant; protections Eviction procedure, Habitability and repairs	In committee	29 January 2025
AZ	HB 2300	mobile home landlord tenant; protections Eviction procedure, Habitability and repairs	In committee	21 January 2026
AZ	HB 2357	landlord tenant; notice; assistance information Eviction procedure	In committee	22 January 2025
AZ	HB 2362	property classification; short-term rentals Short-term rentals	In committee	21 January 2026
AZ	HB 2363	residential rental property; definition	In committee	21 January 2026
AZ	HB 2429	vacation rentals; short-term rentals; occupancy Short-term rentals	Passed chamber	18 March 2026

State	Bill	Title	Current status	Last action
		Companion: AZ HB 2430, AZ HB 2566, AZ HB 4002, AZ SB 1261		
AZ	HB 2459	mobile home parks; submetering; fees Fees, screening and rent pricing	■ Passed chamber	26 February 2026
AZ	HB 2490	rental price fixing; algorithmic pricing Fees, screening and rent pricing	In committee	21 January 2026
AZ	HB 2538	rental housing; income source discrimination. Fees, screening and rent pricing Companion: AZ SB 1186	In committee	22 January 2025
AZ	HB 2565	landlord tenant; notice; assistance information Eviction procedure	In committee	21 January 2026
AZ	HB 2590	residential rental property; definition	Introduced	27 June 2025
AZ	HB 2632†	landlords; tenant's marijuana use Fees, screening and rent pricing	In committee	21 January 2026
AZ	HB 2643†	residential landlord tenant; consumer fraud	In committee	21 January 2026
AZ	HB 2647	rental payments; credit reporting Companion: AZ SB 1170	In committee	28 January 2025
AZ	HB 2708	landlord tenant; judgment; fees; satisfaction Fees, screening and rent pricing	In committee	21 January 2026
AZ	HB 2709	landlord tenant; applications; fees; disclosures Fees, screening and rent pricing	In committee	21 January 2026

State	Bill	Title	Current status	Last action
AZ	HB 2710	landlord tenant; evictions for cause Eviction procedure Companion: AZ HB 2863	In committee	21 January 2026
AZ	HB 2712†	residential tenant evictions; court report Eviction procedure	In committee	21 January 2026
AZ	HB 2713†	mobile homes; RVs; consumer fraud	In committee	21 January 2026
AZ	HB 2718	landlord tenant; rental amounts Rent caps and stabilization, Fees, screening and rent pricing Companion: AZ HB 4122, AZ SB 1480	In committee	21 January 2026
AZ	HB 2739†	landlord tenant; senior rental limits Rent caps and stabilization	In committee	21 January 2026
AZ	HB 2756	landlord tenant; nonpayment; proceedings Eviction procedure	In committee	11 February 2025
AZ	HB 2780	landlord tenant; evictions for cause Eviction procedure Companion: AZ HB 2921	In committee	11 February 2025
AZ	HB 2781†	landlord tenant act; attorney general Companion: AZ SB 1180	In committee	11 February 2025
AZ	HB 2835	landlord tenant; settlement conferences Eviction procedure	In committee	13 February 2025
AZ	HB 2837	landlord tenant; applications; fees; disclosures	In committee	13 February 2025

State	Bill	Title	Current status	Last action
		Fees, screening and rent pricing Companion: AZ SB 1179		
AZ	HB 2838	landlord tenant; judgment; fees; satisfaction Eviction procedure, Fees, screening and rent pricing Companion: AZ SB 1178	In committee	13 February 2025
AZ	HB 2839	landlord tenant; rental amounts Rent caps and stabilization Companion: AZ SB 1173	In committee	13 February 2025
AZ	HB 2850	mobile homes; abandonment procedures Eviction procedure	In committee	26 January 2026
AZ	HB 2852	mobile homes; utilities; fraud; hearings	In committee	26 January 2026
AZ	HB 2866	landlord; tenant; jury trials; procedures Eviction procedure	In committee	29 January 2026
AZ	HB 2904†	landlords; tenant's marijuana use Eviction procedure	In committee	18 February 2025
AZ	HB 2962	rental housing; discrimination; income source Fees, screening and rent pricing	In committee	3 February 2026
AZ	HB 2963	landlord tenant; settlement conferences Eviction procedure	In committee	3 February 2026
AZ	HB 4084	indigent defense fund; eviction cases Eviction procedure	In committee	17 February 2026
AZ	HB 4162	human services; 2026-2027	■ Enacted	13 June 2026

State	Bill	Title	Current status	Last action
AZ	HCR 2032	short-term rentals; vacation rentals. Short-term rentals	Introduced	27 June 2025
AZ	SB 1172	landlord tenant; partial payment; procedures. Eviction procedure	In committee	28 January 2025
AZ	SB 1176†	appropriation; affordable housing	In committee	27 January 2025
AZ	SB 1183	landlord tenant; service; process; proof. Eviction procedure	In committee	28 January 2025
AZ	SB 1187†	rental application fees; limits Fees, screening and rent pricing	In committee	28 January 2025
AZ	SB 1277	rental property; dog breeds	In committee	28 January 2025
AZ	SB 1379	landlord tenant; domestic violence; documents Eviction procedure	In committee	4 February 2025
AZ	SB 1393	mobile homes; removal; contents	In committee	27 January 2026
AZ	SB 1426	unlawful occupants; forcible entry; detainer Eviction procedure	■ Enacted	29 May 2026
AZ	SB 1544	eviction limit; heat; temperature settings Eviction procedure, Habitability and repairs	In committee	11 February 2025
AZ	SB 1554	landlord tenant rental assistance; fund	In committee	11 February 2025

State	Bill	Title	Current status	Last action
AZ	SB 1558	mobile home parks; utilities; remedies Habitability and repairs	In committee	4 February 2026
AZ	SB 1580	landlord tenant; fees; disclosure Fees, screening and rent pricing	In committee	11 February 2025
AZ	SB 1608	landlords; habitable conditions; temperatures Habitability and repairs	In committee	10 February 2026
AZ	SB 1855	human services; 2026-2027.	■ Passed committee	11 June 2026
CA	AB 1128†	Mobilehome parks: rent caps: City of Torrance. Rent caps and stabilization	Dead	1 September 2026
CA	AB 1157	Tenancy: just cause termination: rent increases. Rent caps and stabilization, Eviction procedure	Dead	2 February 2026
CA	AB 1183	Residential tenancy: habitability: inspection and right to cure. Habitability and repairs	Dead	2 February 2026
CA	AB 1248	Hiring of real property: fees and charges. Fees, screening and rent pricing	Dead	2 February 2026
CA	AB 130	Housing. Companion: CA SB 130	■ Enacted	1 July 2025
CA	AB 1414	Landlord-tenant: internet service provider subscriptions. Fees, screening and rent pricing	■ Enacted	10 October 2025
CA	AB 1529	Housing omnibus. Rent caps and stabilization,	■ Enacted	1 October 2025

State	Bill	Title	Current status	Last action
		Eviction procedure		
CA	AB 1543	Mobilehome parks: rent caps. Rent caps and stabilization	In committee	2 February 2026
CA	AB 1725	Residential buildings: oil well disclosures: methane mitigation systems.	Passed committee	14 May 2026
CA	AB 1817†	Mobilehome parks: termination of tenancy: failure to comply with a rule or regulation. Eviction procedure	Enacted	29 September 2026
CA	AB 1953	Short-term rentals: emergencies and special events. Short-term rentals	Passed committee	6 April 2026
CA	AB 1963	Hiring of real property: portable screening reports: disclosure of application materials. Fees, screening and rent pricing	Passed committee	31 March 2026
CA	AB 2128†	Housing authorities: term limits and work requirements.	Enacted	30 September 2026
CA	AB 246	Social Security Tenant Protection Act of 2025. Eviction procedure	Enacted	6 October 2025
CA	AB 2609	Tenancy: additional rents and securities: common household pets. Fees, screening and rent pricing, Security deposits	Passed committee	27 April 2026
CA	AB 2616	Hiring of real property: indoor temperature. Habitability and repairs	Passed committee	7 April 2026

State	Bill	Title	Current status	Last action
CA	AB 2689	Low-income housing tax credits: lease nonrenewal: good cause. Eviction procedure	Enacted	30 September 2026
CA	AB 299	Motels, hotels, and short-term lodging: disasters. Eviction procedure, Short-term rentals	Enacted	10 October 2025
CA	AB 380	Price gouging.	Passed chamber	29 August 2025
CA	AB 414	Residential tenancies: return of security. Security deposits	Enacted	6 October 2025
CA	AB 628	Hiring of real property: dwellings: untenantability. Habitability and repairs	Enacted	6 October 2025
CA	AB 747	Service of Process Accountability, Reform and Equity (SPARE) Act. Habitability and repairs	Enacted	10 October 2025
CA	AB 754	Floating home marinas: rent caps: County of Marin. Rent caps and stabilization, Habitability and repairs	Enacted	10 October 2025
CA	AB 768	Mobilehome parks: rent protections: local rent control. Rent caps and stabilization	Passed chamber	26 June 2026
CA	AB 813	Mobilehome parks: termination of tenancy. Eviction procedure	Dead	2 February 2026
CA	AB 863	Residential rental properties: language requirements. Eviction procedure	Enacted	6 October 2025

State	Bill	Title	Current status	Last action
CA	AB 878	Victims of abuse or violence: reasonable accommodations.	Passed chamber	29 August 2025
CA	AB 924	Leases: termination of tenancy: abuse or violence: security deposit. Security deposits	Dead	2 February 2026
CA	SB 1155	Nonpayment of rent: federal employees: government shutdown. Eviction procedure	Passed committee	14 May 2026
CA	SB 1160	Judicial Council: eviction data reporting. Eviction procedure	Enacted	27 September 2026
CA	SB 1243	Unlawful detainer: Tenant Protections for Immigrant Families Act of 2026. Eviction procedure, Fees, screening and rent pricing	Dead	14 May 2026
CA	SB 1296	Real property: rentals: pet policy. Habitability and repairs	Enacted	30 September 2026
CA	SB 1318	Coastal resources: local coastal program: coastal development permit: non-owner-occupied short-term rentals. Short-term rentals	Passed committee	14 May 2026
CA	SB 1335	Tenancy: disposition of personal property abandoned in common areas. Eviction procedure	Passed committee	23 April 2026

State	Bill	Title	Current status	Last action
CA	SB 346	Local agencies: transient occupancy taxes: short-term rental facilitator. Short-term rentals	Enacted	13 October 2025
CA	SB 36	Price gouging: state of emergency. Rent caps and stabilization, Short-term rentals	Vetoed	2 March 2026
CA	SB 436	Unlawful detainer: notice to terminate tenancy. Eviction procedure	Dead	24 June 2025
CA	SB 52	Housing rental terms: algorithmic devices. Fees, screening and rent pricing	Passed chamber	29 August 2025
CA	SB 522	Housing: tenant protections. Eviction procedure	Dead	10 September 2025
CA	SB 594†	Short-Term Rental Facilitator Act of 2026. Short-term rentals	Enacted	25 September 2026
CA	SB 610	Disaster assistance: tenants, mobilehome parks, and mortgages. Rent caps and stabilization, Eviction procedure, Habitability and repairs	Enacted	10 October 2025
CA	SB 681	Housing.	Passed chamber	27 June 2025
CA	SB 709	Self-service storage facilities: rental agreement disclosures.	Enacted	6 October 2025
CA	SB 768	Courts: data reporting. Eviction procedure	Dead	2 February 2026

State	Bill	Title	Current status	Last action
CO	HB 1013†	Ratio Utility Billing Systems Habitability and repairs	Enacted	27 March 2026
CO	HB 1047	Protections for Residential Tenants Eviction procedure, Fees, screening and rent pricing	Introduced	24 February 2026
CO	HB 1106	Eviction Protections for Tenants Eviction procedure	Introduced	24 March 2026
CO	HB 1145	Mobile Home Park Water Quality Habitability and repairs	Enacted	5 May 2026
CO	HB 1196†	Tenant Data Information Eviction procedure, Fees, screening and rent pricing	Enacted	3 June 2026
CO	HB 1224	Protections for Mobile Home Park Residents Rent caps and stabilization	Enacted	3 June 2026
CO	HB 1284	Requirements for Tenant Utility Billing Habitability and repairs	Introduced	18 March 2026
CO	HB 25-1004	No Pricing Coordination Between Landlords Fees, screening and rent pricing	Vetoed	29 May 2025
CO	HB 25-1090	Protections Against Deceptive Pricing Practices	Enacted	21 April 2025
CO	HB 25-1092	Rent Increases by Landlord to Tenant Rent caps and stabilization, Eviction procedure	Introduced	19 February 2025
CO	HB 25-1108	Prohibitions in Rental Agreements Due to Death	Enacted	4 June 2025

State	Bill	Title	Current status	Last action
		Eviction procedure, Security deposits		
CO	HB 25-1168	Housing Protections for Victim-Survivors Eviction procedure	Enacted	22 May 2025
CO	HB 25-1196	Landlord Procedures for Removal of Tenants Eviction procedure, Fees, screening and rent pricing	Introduced	26 February 2025
CO	HB 25-1202	Increasing Public Awareness of Mold Health Effects Habitability and repairs	In committee	13 May 2025
CO	HB 25-1235	Jury Trials for Tenant Proceedings Eviction procedure	Passed chamber	5 May 2025
CO	HB 25-1236†	Residential Tenant Screening Fees, screening and rent pricing	Enacted	3 June 2025
CO	HB 25-1240	Protections for Tenants with Housing Subsidies Eviction procedure, Fees, screening and rent pricing	Enacted	29 May 2025
CO	HB 25-1249	Tenant Security Deposit Protections Security deposits	Enacted	3 June 2025
CO	SB 25-020	Tenant and Landlord Law Enforcement Eviction procedure, Habitability and repairs	Enacted	28 May 2025
CO	SB 25-131	Reducing the Cost of Housing Eviction procedure, Habitability and repairs	Introduced	1 May 2025
CO	SB 54†	Security Deposits & Post-Closing Occupancy	Enacted	21 April 2026

State	Bill	Title	Current status	Last action
		Agreements Security deposits		
CT	HB 5042	AN ACT PROTECTING RENTERS FROM RENT INCREASES UPON CHANGE OF OWNERSHIP. Rent caps and stabilization	In committee	5 February 2026
CT	HB 5092	AN ACT PROTECTING RENTERS FROM RENT INCREASES UPON THE TRANSFER OF RESIDENTIAL PROPERTY. Rent caps and stabilization	■ Passed committee	14 April 2026
CT	HB 5111	AN ACT CONCERNING MOBILE MANUFACTURED HOMES AND MOBILE MANUFACTURED HOME PARKS.	■ Passed committee	8 April 2025
CT	HB 5161	AN ACT REQUIRING THE COLLECTION OF IDENTIFYING INFORMATION OF NONRESIDENT OWNERS OF RESIDENTIAL PROPERTY.	■ Passed committee	7 April 2026
CT	HB 5204†	AN ACT DEDICATING A PORTION OF THE ROOM OCCUPANCY TAX ON SHORT-TERM RENTAL PROPERTIES TO MUNICIPALITIES. Short-term rentals Companion: CT HB 5205	In committee	13 February 2026
CT	HB 5226	AN ACT CONCERNING MOBILE MANUFACTURED HOMES AND MOBILE MANUFACTURED HOME PARKS. Rent caps and stabilization,	■ Passed chamber	29 April 2026

State	Bill	Title	Current status	Last action
		Eviction procedure, Habitability and repairs		
CT	HB 5234†	AN ACT ESTABLISHING A FEE ON SHORT-TERM RENTAL PROPERTIES. Short-term rentals	In committee	18 February 2026
CT	HB 5257	AN ACT PROHIBITING A LANDLORD FROM REQUIRING A SECURITY DEPOSIT IN EXCESS OF ONE MONTH'S RENT FROM ANY TENANT. Security deposits	In committee	20 February 2026
CT	HB 5258	AN ACT CONCERNING TENANT ORGANIZATIONAL ACTIVITIES.	■ Passed committee	23 March 2026
CT	HB 5261†	AN ACT PERMITTING MUNICIPALITIES TO PROHIBIT RENT INCREASES IN THE EVENT OF MULTIPLE STATE BUILDING CODE VIOLATIONS. Rent caps and stabilization, Habitability and repairs	■ Passed committee	7 April 2026
CT	HB 5359	AN ACT CONCERNING PROVISIONS IN RESIDENTIAL RENTAL AGREEMENTS.	■ Passed committee	24 March 2026
CT	HB 5360	AN ACT CONCERNING DOMESTIC VIOLENCE AND TENANT SCREENING. Fees, screening and rent pricing	■ Passed committee	23 March 2026
CT	HB 5363	AN ACT CONCERNING THE INCOME THRESHOLD FOR TENANTS RENTING A DWELLING UNIT IN A SET-ASIDE DEVELOPMENT.	In committee	27 February 2026

State	Bill	Title	Current status	Last action
CT	HB 5367	AN ACT CONCERNING THE REMOVAL OF UNAUTHORIZED PERSONS FROM RESIDENTIAL PROPERTY. Eviction procedure	■ Passed committee	25 March 2026
CT	HB 5416	AN ACT CONCERNING THE REGULATION AND TAXATION OF SHORT-TERM RENTAL PROPERTIES AND THE DEDICATION OF A PORTION OF THE ROOM OCCUPANCY TAX FROM SUCH RENTALS. Short-term rentals	In committee	17 January 2025
CT	HB 5428	AN ACT CONCERNING MOBILE MANUFACTURED HOME PARKS.	■ Passed chamber	3 June 2025
CT	HB 5536	AN ACT ESTABLISHING A STATE SHORT-TERM RENTAL REGISTRY. Short-term rentals	■ Passed committee	16 April 2026
CT	HB 5582†	AN ACT CONCERNING MUNICIPAL STORAGE OF POSSESSIONS AND PERSONAL EFFECTS OF EVICTED TENANTS. Eviction procedure	In committee	21 January 2025
CT	HB 5725†	AN ACT CONCERNING RENT INCREASES IN MOBILE MANUFACTURED HOME PARKS. Rent caps and stabilization	In committee	6 February 2025

State	Bill	Title	Current status	Last action
CT	HB 6116†	AN ACT DEFINING SQUATTER AND ESTABLISHING A PROCESS TO EVICT A SQUATTER. Eviction procedure	In committee	22 January 2025
CT	HB 6124†	AN ACT CONCERNING FAIR RENT COMMISSION APPEALS. Rent caps and stabilization	In committee	22 January 2025
CT	HB 6128†	AN ACT CONCERNING THE OPERATION AND MEMBERSHIP OF FAIR RENT COMMISSIONS. Rent caps and stabilization	In committee	18 March 2025
CT	HB 6129†	AN ACT REQUIRING EACH MUNICIPALITY ESTABLISH A FAIR RENT COMMISSION OR JOINT FAIR RENT COMMISSION. Rent caps and stabilization	In committee	22 January 2025
CT	HB 6162†	AN ACT ESTABLISHING SPEEDY EVICTION PROCEEDINGS FOR THE REMOVAL OF SQUATTERS. Eviction procedure	In committee	22 January 2025
CT	HB 6334†	AN ACT CONCERNING THE INCOME THRESHOLD FOR TENANTS RENTING A DWELLING UNIT IN A SET-ASIDE DEVELOPMENT. Rent caps and stabilization	In committee	23 January 2025
CT	HB 6337†	AN ACT PROHIBITING A LANDLORD FROM DEMANDING A SECURITY DEPOSIT IN EXCESS OF ONE MONTH'S RENT FROM ANY	In committee	23 January 2025

State	Bill	Title	Current status	Last action
		TENANT. Security deposits		
CT	HB 6339†	AN ACT CONCERNING SUMMARY PROCESS EVICTIONS OF PROTECTED TENANTS. Eviction procedure	In committee	23 January 2025
CT	HB 6341†	AN ACT CONCERNING A LANDLORD'S ABILITY TO ENTER A DWELLING UNIT FOR THE PURPOSES OF SHOWING SUCH UNIT TO POTENTIAL PURCHASERS OR TENANTS.	In committee	23 January 2025
CT	HB 6343†	AN ACT CONCERNING MUNICIPAL STORAGE OF POSSESSIONS AND PERSONAL EFFECTS OF EVICTED TENANTS. Eviction procedure	In committee	23 January 2025
CT	HB 6344†	AN ACT CONCERNING CERTAIN PROTECTIONS FOR GROUP AND FAMILY CHILD CARE HOMES.	In committee	6 February 2025
CT	HB 6348†	AN ACT EXPANDING THE PROTECTION OF JUST CAUSE EVICTION TO ALL TENANTS. Eviction procedure	In committee	23 January 2025
CT	HB 6354†	AN ACT PERMITTING A LANDLORD TO INSPECT RENTAL HOUSING UNITS EVERY SIX MONTHS. Habitability and repairs	In committee	23 January 2025
CT	HB 6478†	AN ACT PROHIBITING THE USE OF CERTAIN SOFTWARE	In committee	7 February 2025

State	Bill	Title	Current status	Last action
		TO ESTABLISH OCCUPANCY LEVELS AND RENTAL RATES FOR THE PURPOSE OF INCREASING LANDLORD AND PROPERTY MANAGER PROFITS. Fees, screening and rent pricing		
CT	HB 6490	AN ACT ESTABLISHING A MAXIMUM ANNUAL RENTAL PRICE INCREASE FOR RESIDENTIAL LEASES AND PERMITTING TENANTS TO FILE A COMPLAINT ALLEGING VIOLATIONS OF SUCH MAXIMUM ANNUAL INCREASE. Rent caps and stabilization	In committee	24 January 2025
CT	HB 6493†	AN ACT REQUIRING OWNERS OF SHORT-TERM RENTALS TO REGISTER IN A STATE-WIDE REGISTRY AND PAY A TAX ON UNITS THAT ARE NOT OWNER-OCCUPIED. Short-term rentals	In committee	6 February 2025
CT	HB 6495	AN ACT REQUIRING A LANDLORD TO REIMBURSE A TENANT FOR SPOILED FOOD OR MEDICINE UNDER CERTAIN CONDITIONS. Habitability and repairs	In committee	24 January 2025
CT	HB 6497†	AN ACT PROHIBITING RESIDENTIAL RENTAL PROPERTY OWNERS FROM USING PRICING ALGORITHMS AND COMPETITORS' SENSITIVE DATA TO SET RENTAL PRICES. Fees, screening and rent pricing	In committee	24 January 2025

State	Bill	Title	Current status	Last action
CT	HB 6730†	AN ACT REQUIRING NOTIFICATION OF FLOOD HAZARDS TO POTENTIAL TENANTS OR PURCHASERS OF REAL PROPERTY. Habitability and repairs	In committee	6 February 2025
CT	HB 6889	AN ACT CONCERNING EVICTIONS FOR CAUSE. Eviction procedure	■ Passed committee	26 March 2025
CT	HB 6891	AN ACT PROHIBITING A LANDLORD FROM REQUIRING A SECURITY DEPOSIT IN EXCESS OF ONE MONTH'S RENT FROM ANY TENANT. Security deposits	■ Passed committee	26 March 2025
CT	HB 6892	AN ACT LIMITING THE INCREASE OF RENTAL CHARGES UPON TRANSFER OF RESIDENTIAL PROPERTY TO A NEW OWNER. Rent caps and stabilization	■ Passed committee	26 March 2025
CT	HB 6939	AN ACT AUTHORIZING STATE FUNDING FOR THE RIGHT TO COUNSEL PROGRAM. Eviction procedure	■ Passed committee	25 March 2025
CT	HB 6943	AN ACT CONCERNING PROTECTIONS FOR RESIDENTIAL TENANTS.	■ Passed committee	29 April 2025
CT	HB 6945	AN ACT ESTABLISHING A TASK FORCE TO STUDY MUNICIPAL PENALTIES FOR LANDLORDS FOR HEALTH AND SAFETY VIOLATIONS. Habitability and repairs	In committee	14 February 2025

State	Bill	Title	Current status	Last action
CT	HB 6947	AN ACT PROHIBITING RESIDENTIAL RENTAL PROPERTY OWNERS FROM USING PRICING ALGORITHMS AND COMPETITORS' SENSITIVE DATA TO SET RENTAL PRICES. Fees, screening and rent pricing	In committee	14 February 2025
CT	HB 6949	AN ACT CONCERNING A LANDLORD'S ABILITY TO ENTER A DWELLING UNIT. Habitability and repairs	■ Passed committee	25 March 2025
CT	HB 6950	AN ACT CONCERNING THE INCOME THRESHOLD FOR TENANTS RENTING A DWELLING UNIT IN A SET-ASIDE DEVELOPMENT.	■ Passed committee	26 March 2025
CT	HB 7036	AN ACT REQUIRING THE ESTABLISHMENT OF FAIR RENT COMMISSIONS. Rent caps and stabilization	In committee	21 February 2025
CT	HB 7112	AN ACT CONCERNING HOUSING AND HOMELESSNESS AND THE RENTAL ASSISTANCE PROGRAM.	■ Passed committee	6 May 2025
CT	HB 7140	AN ACT CONCERNING FAIR RENT COMMISSION PROCEEDINGS. Rent caps and stabilization	In committee	13 March 2025

State	Bill	Title	Current status	Last action
CT	HB 7238	AN ACT ESTABLISHING A WORKING GROUP TO STUDY THE ESTABLISHMENT OF A STATE SHORT-TERM RENTAL REGISTRY. Short-term rentals	■ Passed committee	8 May 2025
CT	SB 1127†	AN ACT REQUIRING A MOLD INSPECTION OF RENTAL HOUSING UNITS PRIOR TO LEASING SUCH UNITS TO A TENANT. Habitability and repairs	In committee	23 January 2025
CT	SB 1159†	AN ACT INCREASING FUNDING FOR AFFORDABLE HOUSING DEVELOPMENT AND RENTAL ASSISTANCE PROGRAMS AND EXPANDING THE AUTHORITY OF FAIR RENT COMMISSIONS. Rent caps and stabilization	In committee	7 February 2025
CT	SB 1169†	AN ACT CONCERNING A LANDLORD'S ABILITY TO REVIEW THE CRIMINAL HISTORY RECORD OF A PROSPECTIVE TENANT. Fees, screening and rent pricing	In committee	28 January 2025
CT	SB 1211†	AN ACT PERMITTING THE USE OF NONATTORNEY REPRESENTATION OF A TENANT IN A HOUSING MEDIATION MATTER. Eviction procedure	In committee	30 January 2025

State	Bill	Title	Current status	Last action
CT	SB 1212†	AN ACT PERMITTING CONSTABLES TO EXECUTE EVICTIONS AND EJECTMENTS WITHIN THEIR JURISDICTION. Eviction procedure	In committee	30 January 2025
CT	SB 1264	AN ACT REQUIRING A NOTIFICATION OF RIGHTS TO PARTIES BEFORE A FAIR RENT COMMISSION. Rent caps and stabilization	■ Passed committee	25 March 2025
CT	SB 1265	AN ACT CONCERNING THE AMOUNT A LANDLORD MAY REQUIRE FOR A SECURITY DEPOSIT. Security deposits	In committee	6 February 2025
CT	SB 1266	AN ACT REQUIRING THE POSTING OF FAIR RENT COMMISSION BYLAWS AND THAT THE HEARINGS OF SUCH COMMISSIONS BE OPEN TO THE PUBLIC. Rent caps and stabilization	■ Enacted	30 June 2025
CT	SB 1268	AN ACT REQUIRING ALL FAIR RENT COMMISSION HEARINGS BE OPEN TO THE PUBLIC.	In committee	7 February 2025
CT	SB 1302	AN ACT PROHIBITING THE EVICTION OF A RESIDENTIAL TENANT FOR NONPAYMENT OF RENT IF THE LANDLORD'S ONLINE RENTAL PAYMENT SYSTEM PREVENTS SUCH PAYMENT OF RENT. Eviction procedure	■ Passed committee	25 March 2025

State	Bill	Title	Current status	Last action
CT	SB 1303	AN ACT CONCERNING NONRESIDENT LANDLORD REGISTRATION AND INCREASING PENALTIES FOR REPEAT BUILDING AND FIRE CODE VIOLATIONS. Habitability and repairs	In committee	14 February 2025
CT	SB 1304	AN ACT PROHIBITING A LANDLORD FROM RETALIATING AGAINST A TENANT WHO PREVAILS IN A FAIR RENT COMMISSION PROCEEDING. Rent caps and stabilization, Habitability and repairs	In committee	14 February 2025
CT	SB 1305	AN ACT ESTABLISHING A TASK FORCE TO STUDY MUNICIPAL PENALTIES FOR LANDLORDS FOR HEALTH AND SAFETY VIOLATIONS. Habitability and repairs	■ Passed committee	25 March 2025
CT	SB 1340	AN ACT PERMITTING A TENANT TO FILE A COMPLAINT WITH A FAIR RENT COMMISSION WITHIN THIRTY DAYS OF SIGNING A NEW LEASE. Rent caps and stabilization	In committee	28 February 2025
CT	SB 1383	AN ACT CONCERNING UTILITY CHARGES FOR RESIDENTIAL DWELLING UNITS. Habitability and repairs	In committee	28 February 2025
CT	SB 176†	AN ACT PERMITTING THE TRANSFER OF A COMPLAINT FROM A FAIR RENT COMMISSION TO THE	In committee	8 January 2025

State	Bill	Title	Current status	Last action
		SUPERIOR COURT. Rent caps and stabilization		
CT	SB 219	AN ACT CONCERNING CIVIL PENALTIES FOR CERTAIN VIOLATIONS RELATING TO RENTAL SECURITY DEPOSITS. Security deposits	Passed committee	23 March 2026
CT	SB 253	AN ACT REPEALING SECURITY DEPOSIT MAXIMUMS. Security deposits	In committee	20 February 2026
CT	SB 257	AN ACT CONCERNING EVICTIONS FOR CAUSE. Eviction procedure	Passed committee	13 April 2026
CT	SB 274	AN ACT CONCERNING NONRESIDENT LANDLORD REGISTRATION AND INCREASING PENALTIES FOR REPEAT BUILDING AND FIRE CODE VIOLATIONS. Habitability and repairs	Passed chamber	16 April 2026
CT	SB 332	AN ACT CONCERNING NOTICE TO PARTIES BEFORE A FAIR RENT COMMISSION. Rent caps and stabilization	Passed committee	26 March 2026
CT	SB 333	AN ACT DEFINING ADVANCE RENTAL PAYMENTS. Security deposits	In committee	27 February 2026
CT	SB 334	AN ACT CONCERNING THE COMPOSITION OF FAIR RENT COMMISSIONS. Rent caps and stabilization	In committee	27 February 2026
CT	SB 335	AN ACT CONCERNING UTILITY CHARGES FOR	Enacted	4 June 2026

State	Bill	Title	Current status	Last action
		RESIDENTIAL DWELLING UNITS. Habitability and repairs		
CT	SB 337	AN ACT ESTABLISHING A TASK FORCE CONCERNING THE REMOVAL AND STORAGE OF PROPERTY OF EVICTED TENANTS. Eviction procedure	■ Passed committee	23 March 2026
CT	SB 338†	AN ACT REQUIRING A FAIR RENT COMMISSION DISMISS CERTAIN CASES. Rent caps and stabilization	In committee	9 January 2025
CT	SB 339	AN ACT ALLOWING LONG-TERM RENTAL OF BEDROOMS IN A SINGLE-FAMILY HOME AS OF RIGHT.	■ Passed chamber	16 April 2026
CT	SB 441†	AN ACT REQUIRING THE ESTABLISHMENT OF A FAIR RENT COMMISSION IN ANY TOWN, CITY OR BOROUGH WITH A POPULATION OF AT LEAST TEN THOUSAND. Rent caps and stabilization	In committee	10 January 2025
CT	SB 516†	AN ACT CONCERNING THE STORAGE OF POSSESSIONS AND PERSONAL EFFECTS OF EVICTED TENANTS. Eviction procedure	In committee	13 January 2025
CT	SB 517†	AN ACT PROHIBITING STATE OR MUNICIPAL FAIR RENT COMMISSIONS. Rent caps and stabilization	In committee	13 January 2025
CT	SB 615†	AN ACT ALLOWING A LANDLORD TO SEEK REIMBURSEMENT FROM AN	In committee	15 January 2025

State	Bill	Title	Current status	Last action
		EVICTED TENANT FOR THE COST TO STORE SUCH TENANT'S POSSESSIONS. Eviction procedure		
CT	SB 616†	AN ACT REQUIRING FAIR RENT COMMISSIONS TO OPERATE UNDER THE SAME PROCEDURES AS OTHER ADMINISTRATIVE AGENCIES IN THE STATE. Rent caps and stabilization	In committee	7 February 2025
CT	SB 677†	AN ACT REQUIRING A NOTIFICATION OF RIGHTS TO PARTIES BEFORE A FAIR RENT COMMISSION. Rent caps and stabilization	In committee	16 January 2025
CT	SB 678†	AN ACT CONCERNING THE AMOUNT A LANDLORD MAY REQUIRE FOR A SECURITY DEPOSIT. Security deposits	In committee	16 January 2025
CT	SB 679†	AN ACT PERMITTING TENANTS TO MAKE ADVANCE RENTAL PAYMENTS. Rent caps and stabilization	In committee	16 January 2025
CT	SB 754	AN ACT CONCERNING ACCESSORY APARTMENTS, CONVERSION OF COMMERCIAL REAL PROPERTY FOR RESIDENTIAL USE, EVICTION RECORDS, ESTABLISHMENT OF A FAIR HOUSING OFFICE AND A FORECLOSURE MEDIATION PROGRAM. Eviction procedure	In committee	17 January 2025

State	Bill	Title	Current status	Last action
CT	SB 763†	AN ACT CONCERNING OVERSIGHT AND REGULATION OF MOBILE HOME PARK RENTS, FEES AND CHARGES. Rent caps and stabilization, Fees, screening and rent pricing	In committee	28 January 2025
CT	SB 808†	AN ACT CONCERNING UTILITY CHARGES FOR RESIDENTIAL DWELLING UNITS. Habitability and repairs	In committee	21 January 2025
CT	SB 809†	AN ACT CONCERNING NONRESIDENT LANDLORD REGISTRATION AND INCREASED PENALTIES FOR REPEAT BUILDING AND FIRE CODE VIOLATIONS. Habitability and repairs	In committee	21 January 2025
CT	SB 966†	AN ACT REQUIRING HOTELS AND SHORT-TERM RENTAL OPERATORS TO DISCLOSE THE TOTAL COST OF OCCUPANCY TO CONSUMERS PRIOR TO PURCHASE. Short-term rentals	In committee	22 January 2025
CT	SB 988†	AN ACT ESTABLISHING RULES FOR NO-FAULT EVICTIONS. Eviction procedure	In committee	22 January 2025
CT	SB 991†	AN ACT ESTABLISHING A CAP FOR ANNUAL RENT INCREASES IN MOBILE MANUFACTURED HOME PARKS. Rent caps and stabilization	In committee	6 February 2025

State	Bill	Title	Current status	Last action
CT	SB 992†	AN ACT ESTABLISHING A TASK FORCE TO STUDY MUNICIPAL PENALTIES FOR LANDLORDS FOR HEALTH AND SAFETY VIOLATIONS. Habitability and repairs	In committee	22 January 2025
CT	SB 993†	AN ACT PROHIBITING A HOUSING PROVIDER FROM CONSIDERING A PROSPECTIVE TENANT'S FELONY CONVICTION RECORD AFTER A CERTAIN TIME PERIOD. Fees, screening and rent pricing	In committee	22 January 2025
CT	SB 994†	AN ACT REQUIRING BIPARTISAN MEMBERSHIP OF FAIR RENT COMMISSIONS. Rent caps and stabilization	In committee	22 January 2025
CT	SB 995†	AN ACT PROHIBITING THE EVICTION OF A RESIDENTIAL TENANT FOR NONPAYMENT OF RENT IF THE LANDLORD'S ONLINE RENTAL PAYMENT SYSTEM PREVENTS SUCH PAYMENT OF RENT. Eviction procedure	In committee	22 January 2025
CT	SB 996†	AN ACT PROHIBITING EVICTION FOR LAPSE OF TIME OF CERTAIN TENANTS. Eviction procedure	In committee	22 January 2025
CT	SB 997†	AN ACT REQUIRING THAT CERTAIN EVICTION RECORDS BE SEALED. Eviction procedure	In committee	6 February 2025

State	Bill	Title	Current status	Last action
DC	B 26-0105	Improving Tenant Access to Water Bills Amendment Act of 2025 Habitability and repairs	In committee	26 March 2026
DC	B 26-0164	Rebalancing Expectations for Neighbors, Tenants, and Landlords (RENTAL) Act of 2025 Rent caps and stabilization, Eviction procedure, Habitability and repairs	■ Enacted	23 January 2026
DC	B 26-0429†	LIHTC Rent Stabilization Exemption Clarification Amendment Act of 2025 Rent caps and stabilization	■ Enacted	1 May 2026
DC	B 26-0443	DC Water Billing and Disconnection Modernization Amendment Act of 2025 Habitability and repairs	In committee	26 March 2026
DC	B 26-0493	Strengthening Tenant Receivership and Oversight for Neighborhood Growth (STRONG) Homes Amendment Act of 2025 Habitability and repairs	■ In committee	20 October 2026
DC	B 26-0595	Transparent Rates and Utility Expenses Amendment Act of 2026 Fees, screening and rent pricing	In committee	30 March 2026
DC	B 26-0757	Illegal Occupancy Enforcement Amendment Act of 2026	■ In committee	23 September 2026
DC	B 26-0758	Housing Investment Protection Act of 2026	■ In committee	24 September 2026

State	Bill	Title	Current status	Last action
DC	B 26-0829	Shared Housing Agreements and Resolution Effort Pilot Program Amendment Act of 2026	In committee	16 October 2026
DE	HB 193†	AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO THE DELAWARE MANUFACTURED HOME RELOCATION TRUST FUND. Security deposits	Enacted	3 September 2025
DE	HB 217	AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO KEY SURRENDER IN RESIDENTIAL LEASES. Security deposits	Enacted	24 June 2026
DE	HB 311	AN ACT TO AMEND TITLE 24 AND TITLE 25 OF THE DELAWARE CODE RELATING TO A RESIDENTIAL LANDLORD TENANT GUIDE.	Enacted	10 June 2026
DE	HB 39	AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO MAINTENANCE AND TIME COMPUTATION IN MANUFACTURED HOME COMMUNITIES. Habitability and repairs	Passed chamber	15 April 2025
DE	HB 474	AN ACT TO AMEND TITLE 30 OF THE DELAWARE CODE RELATING TO SHORT-TERM RENTAL LODGING TAX. Short-term rentals	In committee	17 June 2026
DE	HB 70	AN ACT TO AMEND TITLES 16 AND 25 OF THE DELAWARE CODE RELATING	Enacted	21 July 2025

State	Bill	Title	Current status	Last action
		TO LEAD-BASED PAINT. Habitability and repairs		
DE	SB 115	AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO SUMMARY POSSESSION. Eviction procedure	■ Enacted	29 July 2025
DE	SB 116	AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO RIGHT OF REDEMPTION. Eviction procedure	■ Enacted	18 August 2026
DE	SB 186†	AN ACT TO AMEND TITLE 25 RELATING TO THE LANDLORD-TENANT CODE. Security deposits	In committee	12 June 2025
DE	SB 235†	AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO RENT INCREASES. Rent caps and stabilization	■ Enacted	23 July 2026
DE	SB 292	AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO THE LANDLORD-TENANT CODE. Eviction procedure	■ Enacted	9 September 2026
DE	SB 297	AN ACT TO AMEND TITLE 6 OF THE DELAWARE CODE RELATING TO CONSUMER PROTECTION.	■ Enacted	23 July 2026
DE	SB 34	AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO TENANT'S RIGHT TO EARLY LEASE TERMINATION.	In committee	28 January 2026

State	Bill	Title	Current status	Last action
		Eviction procedure, Security deposits		
DE	SB 40	AN ACT TO AMEND TITLES 10 AND 25 OF THE DELAWARE CODE RELATING TO MANUFACTURED HOUSING AND TENANTS' RECEIVERSHIP PETITIONS. Habitability and repairs	■ Enacted	3 September 2025
DE	SB 56	AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO MANUFACTURED HOME TITLE TRANSFERS.	■ Enacted	3 September 2025
FL	HB 1015	Flood Disclosures Habitability and repairs	■ Passed committee	29 April 2025
FL	HB 107	Termination of Rental Agreement by Victim of Domestic Violence, Dating Violence, Sexual Violence, or Stalking Eviction procedure	Dead	13 March 2026
FL	HB 1355	Rent Reporting to Credit Reporting Agencies Fees, screening and rent pricing	Dead	13 March 2026
FL	HB 1471	Housing Eviction procedure, Fees, screening and rent pricing	Dead	16 June 2025
FL	HB 1493	Housing Rent caps and stabilization	Dead	13 March 2026
FL	HB 1521	Criminal Justice Fees, screening and rent pricing, Habitability and repairs	Dead	16 June 2025

State	Bill	Title	Current status	Last action
FL	HB 241	Landlord Obligations and Construction Contracting Habitability and repairs	Dead	5 November 2025
FL	HB 247	Housing Fees, screening and rent pricing	Passed committee	30 April 2025
FL	HB 267	Local Housing Assistance Plans Habitability and repairs	Passed committee	10 March 2026
FL	HB 365	Rent of Affordable Housing Dwelling Units Rent caps and stabilization	Dead	16 June 2025
FL	HB 43	Reusable Tenant Screening Reports Fees, screening and rent pricing	Dead	16 June 2025
FL	HB 615	Electronic Delivery of Notices Between Landlords and Tenants	Enacted	1 May 2025
FL	HB 619	Termination of Rental Agreement by Victim of Domestic Violence, Dating Violence, Sexual Violence, or Stalking Eviction procedure	Dead	16 June 2025
FL	HB 701	Local Housing Assistance Plans Habitability and repairs	Dead	16 June 2025
FL	HB 703	Mobile Home Park Lot Tenancies Rent caps and stabilization, Eviction procedure Companion: FL SB 1550	Dead	13 March 2026
FL	HB 811	Rental Agreements for Residential Tenancies Eviction procedure, Fees,	Dead	13 March 2026

State	Bill	Title	Current status	Last action
		screening and rent pricing Companion: FL SB 716		
FL	HB 853	Mobile Home Park Regulations Rent caps and stabilization, Habitability and repairs	Dead	13 March 2026
FL	HB 873†	Vacating Premises After Rental Agreement Termination Eviction procedure Companion: FL SB 1500	Dead	16 June 2025
FL	SB 1164	Electronic Delivery of Notices Between Landlords and Tenants Eviction procedure	■ Passed committee	16 April 2025
FL	SB 1332	Flood Zone Disclosures for Dwelling Units	Dead	16 June 2025
FL	SB 142	Termination of a Rental Agreement by a Victim of Domestic Violence, Dating Violence, Sexual Violence, or Stalking Eviction procedure	Dead	13 March 2026
FL	SB 1530	Court Records of Eviction Proceedings Eviction procedure	Dead	13 March 2026
FL	SB 1562†	Security Deposits Security deposits	Dead	16 June 2025
FL	SB 1592	Housing Eviction procedure, Fees, screening and rent pricing	Dead	16 June 2025
FL	SB 1626	Rent Reporting to Credit Reporting Agencies Fees, screening and rent pricing	Dead	13 March 2026

State	Bill	Title	Current status	Last action
FL	SB 1714	Local Housing Assistance Plans Habitability and repairs	Dead	16 June 2025
FL	SB 1726	Housing Rent caps and stabilization, Habitability and repairs	Dead	13 March 2026
FL	SB 1790	Court Records of Eviction Proceedings Eviction procedure	Dead	16 June 2025
FL	SB 184	Housing Fees, screening and rent pricing	Dead	16 June 2025
FL	SB 362	Reusable Tenant Screening Reports Fees, screening and rent pricing	Dead	16 June 2025
FL	SB 382	Rent of Affordable Housing Dwelling Units	Dead	16 June 2025
FL	SB 594	Local Housing Assistance Plans Habitability and repairs	■ Enacted	29 June 2026
FL	SB 652	Mobile Homes	Dead	13 March 2026
FL	SB 658	Water Safety Requirements for the Rental of Residential and Vacation Properties Habitability and repairs, Short-term rentals	Dead	13 March 2026
FL	SB 664	Rent of Affordable Housing Dwelling Units	Dead	13 March 2026
FL	SB 948	Flood Disclosures Habitability and repairs	■ Enacted	23 June 2025

State	Bill	Title	Current status	Last action
GA	HB 1007	Essential Services for Renters Act; enact Habitability and repairs	In committee	28 January 2026
GA	HB 1019	Senior Stabilization Act; enact Rent caps and stabilization Companion: GA HB 1495	In committee	29 January 2026
GA	HB 1031	Landlord and tenant; limitations on increasing rent on residential properties; provide Rent caps and stabilization	In committee	29 January 2026
GA	HB 1055	Neighborhood Ownership, Transparency, and Accountability (NOTA) Act; enact Habitability and repairs	In committee	2 February 2026
GA	HB 1171	Landlord and tenant; establish minimum habitability standards consistent with recognized housing standards Habitability and repairs	In committee	5 February 2026
GA	HB 1188	Commerce and trade; encourage transparency and fairness with respect to rent pricing for residential properties Fees, screening and rent pricing Companion: GA SB 251, GA SB 414	In committee	6 February 2026
GA	HB 1389	Property; dispossessory proceedings; extend a notice to vacate or pay to seven days Eviction procedure	In committee	24 February 2026

State	Bill	Title	Current status	Last action
GA	HB 1520	Rental Pricing Integrity Act; enact Fees, screening and rent pricing	In committee	10 March 2026
GA	HB 188†	Criminal procedure; extend certain protections for victims of family violence and stalking with respect to residential leases Eviction procedure	In committee	3 February 2025
GA	HB 270	Eviction Service and Airplane Evictions Act; enact Eviction procedure	■ Enacted	1 July 2025
GA	HB 299†	Property; landlord and tenant; repeal Code Section 44-7-19, relating to restrictions on rent regulation by local governments Rent caps and stabilization	In committee	10 February 2025
GA	HB 399†	Property; require certain residential landlords to have in-state staff to manage tenant communications Habitability and repairs	■ Enacted	1 July 2025
GA	HB 403	Property; enhance protections for homeowners and tenants by revising or repealing certain provisions inhibiting housing stability Eviction procedure, Habitability and repairs	In committee	13 February 2025
GA	HB 679	End Rental Price-Fixing Act; enact Fees, screening and rent pricing	In committee	3 March 2025
GA	HB 687	Property; landlord and tenant; security deposits;	In committee	4 March 2025

State	Bill	Title	Current status	Last action
		provisions Security deposits		
GA	HB 707	Landlord and tenant; limitations on rent increases for seniors and veterans; provide Rent caps and stabilization	In committee	6 March 2025
GA	HB 708	Renters' Bill of Rights Act; enact Eviction procedure, Habitability and repairs	In committee	6 March 2025
GA	HB 710	Landlord and tenant; certain limits on increases in rental amounts charged for residential properties; provide Rent caps and stabilization	In committee	6 March 2025
GA	HB 725	Property; certain rental agreements; provide landlord duties Habitability and repairs	In committee	10 March 2025
GA	HB 875	Property; tenant seeking to limit public access to records of the court relating to dispossessory actions to be sealed under certain circumstances; provide Eviction procedure	In committee	2 April 2025
GA	HB 876	Property; provide residential tenants with the right to complete repairs required by landlord and offset rental installments by the reasonable cost of such repairs under certain circumstances Habitability and repairs	In committee	2 April 2025

State	Bill	Title	Current status	Last action
GA	SB 106†	Landlord and Tenant; Code Section 44-7-19; repeal Rent caps and stabilization	In committee	13 January 2026
GA	SB 272	Landlord and Tenant; requiring tenants to provide income information; prohibit Fees, screening and rent pricing, Habitability and repairs	In committee	27 February 2025
GA	SB 313	Enforcement Methods; investigations or inspections of certain residential rental property when there is a reasonable suspicion of a code violation; provide Habitability and repairs	In committee	3 March 2025
GA	SB 318	Contracts; certain agreements involving parallel pricing coordination as unenforceable contracts in general restraint of trade with respect to residential rental properties; prohibit Fees, screening and rent pricing	In committee	4 March 2025
GA	SB 413	Landlord and Tenant; residential rental or lease agreement terminations if a tenant or a legal occupant of a residence experienced residential firearm violence; provide Eviction procedure	In committee	27 January 2026
GA	SB 429	"Housing for Heroes Act"; enact	In committee	28 January 2026
GA	SB 559	"Fair Business Practices Act of 1975"; any person from facilitating noncompete agreements between	In committee	25 February 2026

State	Bill	Title	Current status	Last action
		residential rental property owners or managers, including by use of algorithmic coordinating functions; prohibit Fees, screening and rent pricing		
HI	HB 1180	RELATING TO THE LANDLORD TENANT CODE. Habitability and repairs	In committee	8 December 2025
HI	HB 1186	RELATING TO BED BUGS. Habitability and repairs	In committee	8 December 2025
HI	HB 1261	RELATING TO TAXATION. Habitability and repairs	In committee	8 December 2025
HI	HB 1324	RELATING TO LANDLORD-TENANT DISPUTES. Eviction procedure	■ Passed committee	8 December 2025
HI	HB 1433	RELATING TO EVICTION MEDIATION. Eviction procedure	■ Passed chamber	8 December 2025
HI	HB 1776	RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE. Companion: HI SB 2347	■ Passed chamber	8 April 2026
HI	HB 2105	RELATING TO RENT STABILIZATION. Rent caps and stabilization Companion: HI SB 2539	In committee	28 January 2026
HI	HB 2188	RELATING TO HOUSING. Fees, screening and rent pricing	■ Passed committee	20 February 2026
HI	HB 2227	RELATING TO EVICTION RECORDS. Eviction procedure	In committee	5 February 2026

State	Bill	Title	Current status	Last action
HI	HB 2351	RELATING TO THE HAWAII HOMES FOR HAWAII FAMILIES ACT.	In committee	2 February 2026
HI	HB 2611	RELATING TO ANTITRUST. Fees, screening and rent pricing	In committee	11 February 2026
HI	HB 463	RELATING TO EVICTION RECORDS. Eviction procedure	■ Passed chamber	1 May 2026
HI	HB 464	RELATING TO HOUSING. Rent caps and stabilization, Eviction procedure Companion: HI SB 153	■ Passed committee	8 December 2025
HI	HB 466	RELATING TO EVICTIONS. Eviction procedure Companion: HI SB 155	■ Passed committee	8 December 2025
HI	HB 525	RELATING TO HOUSING.	■ Passed committee	8 December 2025
HI	HB 635	RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE. Habitability and repairs Companion: HI SB 831	In committee	8 December 2025
HI	HB 693	RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE. Rent caps and stabilization Companion: HI SB 1056	In committee	8 December 2025
HI	HB 699	RELATING TO PET ANIMALS. Fees, screening and rent pricing, Security deposits	■ Passed committee	8 December 2025

State	Bill	Title	Current status	Last action
HI	HB 972	RELATING TO IMPACT FEES. Fees, screening and rent pricing, Short-term rentals Companion: HI SB 1206	■ Passed committee	8 December 2025
HI	HCR 175	URGING THE ATTORNEY GENERAL TO INVESTIGATE THE EXTENT TO WHICH ALGORITHMIC PRICE-SETTING AND PRICE-FIXING PRACTICES ARE BEING USED IN THE STATE'S RENTAL HOUSING MARKET. Fees, screening and rent pricing Companion: HI HR 171	In committee	14 March 2025
HI	SB 1133	RELATING TO HOUSING. Rent caps and stabilization	■ Passed chamber	8 December 2025
HI	SB 1293†	RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE. Fees, screening and rent pricing	■ Passed chamber	8 December 2025
HI	SB 154	RELATING TO EVICTION RECORDS. Eviction procedure	In committee	8 December 2025
HI	SB 157	RELATING TO ANTITRUST. Fees, screening and rent pricing Companion: HI HB 831	■ Passed chamber	8 December 2025
HI	SB 1662	RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE. Fees, screening and rent pricing Companion: HI HB 2221, HI HB 638, HI SB 2958	■ Passed chamber	8 December 2025

State	Bill	Title	Current status	Last action
HI	SB 2209	RELATING TO RENTAL DISCRIMINATION. Fees, screening and rent pricing Companion: HI HB 1646	Passed chamber	20 February 2026
HI	SB 2210	RELATING TO HOUSING DISCRIMINATION. Fees, screening and rent pricing	Passed chamber	19 February 2026
HI	SB 2396	RELATING TO PROPERTY. Habitability and repairs	Passed chamber	28 April 2026
HI	SB 2495†	RELATING TO CONSUMER PROTECTION.	Passed chamber	17 February 2026
HI	SB 2866	RELATING TO KUPUNA HOUSING. Companion: HI HB 1975	Enacted	14 July 2026
HI	SB 2959	RELATING TO HOUSING. Fees, screening and rent pricing	In committee	30 January 2026
HI	SB 306	RELATING TO THE LANDLORD-TENANT CODE. Eviction procedure, Habitability and repairs	In committee	8 December 2025
HI	SB 347	RELATING TO LANDLORD-TENANT LAW. Rent caps and stabilization, Security deposits	In committee	8 December 2025
HI	SB 416	RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE.	Passed chamber	8 December 2025
HI	SB 456	RELATING TO BED BUGS. Habitability and repairs	Passed chamber	8 December 2025
HI	SB 822	RELATING TO THE LANDLORD TENANT CODE.	Passed chamber	2 April 2026

State	Bill	Title	Current status	Last action
HI	SB 825	RELATING TO EVICTION MEDIATION. Eviction procedure	■ Enacted	2 July 2025
HI	SB 942	RELATING TO RENTAL APPLICATIONS. Fees, screening and rent pricing	■ Passed chamber	8 December 2025
HI	SCR 123	REQUESTING THE JUDICIARY TO CONVENE A WORKING GROUP TO REVIEW THE RESIDENTIAL LANDLORD-TENANT CODE TO DETERMINE IF ANY AMENDMENTS OR UPDATES ARE NECESSARY TO IMPROVE LANDLORD-TENANT INTERACTIONS AND ADDRESS OTHER HOUSING ISSUES. Companion: HI SR 103	■ Passed chamber	2 May 2025
IA	HF 2134	A bill for an act relating to rental agreements and early termination rights of tenants who are victims of certain crimes. Eviction procedure	In committee	26 January 2026
IA	HF 2320†	A bill for an act relating to short-term rental property classification by cities. Short-term rentals	In committee	6 February 2026

State	Bill	Title	Current status	Last action
IA	HF 2551	A bill for an act relating to rent increases under residential landlord and tenant rental agreements and in manufactured home communities and mobile home parks. Rent caps and stabilization Companion: IA HF 740	In committee	16 February 2026
IA	HF 266†	A bill for an act relating to application fees charged by landlords to prospective tenants. Fees, screening and rent pricing	In committee	6 February 2025
IA	HF 377	A bill for an act concerning radon testing in rental properties. Habitability and repairs Companion: IA HF 700	■ Passed committee	28 February 2025
IA	HF 481	A bill for an act relating to rent increases in manufactured home communities and mobile home parks. Rent caps and stabilization	■ Passed committee	5 March 2025
IA	HF 482	A bill for an act relating to the ability of landlords to terminate rental agreements of tenants of mobile home parks and manufactured home communities, and including applicability provisions. Eviction procedure	In committee	3 March 2025
IA	HF 689	A bill for an act relating to landlords and tenants, including the source of income tenants use for rent	In committee	28 February 2025

State	Bill	Title	Current status	Last action
		payments. Fees, screening and rent pricing		
IA	HSB 117	A bill for an act relating to court records for residential forcible entry and detainer actions and including effective date provisions. Eviction procedure	■ Passed committee	25 February 2025
IA	HSB 141	A bill for an act relating to rental agreements and early termination rights of tenants who are victims of certain crimes. Eviction procedure	■ Passed committee	21 January 2026
IA	HSB 261	A bill for an act relating to property law by modifying provisions related to landlord and tenant law and forcible entry and detainer actions, and including effective date provisions. Eviction procedure Companion: IA HF 983, IA SF 421	■ Passed committee	3 April 2025
IA	SF 2106	A bill for an act relating to residential rental property price fixing, and providing civil penalties. Fees, screening and rent pricing	In committee	28 January 2026
IA	SF 2225	A bill for an act relating to property law, including rental properties, manufactured home communities, mobile home parks, and actions relating to such properties, making penalties applicable, and including effective date and applicability provisions.	In committee	10 February 2026

State	Bill	Title	Current status	Last action
IA	SF 2309†	A bill for an act relating to city regulation of short-term rental properties. Short-term rentals	In committee	17 February 2026
IA	SF 2352	A bill for an act relating to eviction procedures, including tenants who pose a clear and present danger, maximum durations for forcible entry and detainer actions, and including applicability provisions. Eviction procedure	In committee	18 February 2026
IA	SF 2353	A bill for an act relating to residential tenant responsibility for utility charges, providing civil penalties, and including applicability provisions. Habitability and repairs	In committee	18 February 2026
IA	SF 2354	A bill for an act relating to assistance animals in residential rental housing, including damage reimbursement, refundable income tax credits, and a landlord insurance risk pool, and providing penalties and effective date provisions. Fees, screening and rent pricing, Habitability and repairs	In committee	18 February 2026
IA	SF 341	A bill for an act relating to the regulation of short-term rental properties by counties and cities. Short-term rentals	In committee	20 February 2025

State	Bill	Title	Current status	Last action
IA	SF 412	A bill for an act relating to property law, including rent, rental agreements, notice requirements, and possession of property. Rent caps and stabilization, Eviction procedure	Passed chamber	22 April 2026
IA	SF 43	A bill for an act authorizing cities to require radon testing for single family residences used as rental property. Habitability and repairs	In committee	15 January 2025
IA	SF 567	A bill for an act relating to property law by modifying provisions related to forcible entry and detainer actions and to landlord and tenant law. Eviction procedure Companion: IA SSB 1204	Passed committee	22 January 2026
IA	SSB 1011	A bill for an act relating to the provision of water service for manufactured home communities. Habitability and repairs	Passed committee	30 January 2025
IA	SSB 1047	A bill for an act relating to property law, including manufactured or mobile home retailer licenses, rent, rental agreements, notice requirements, and possession of property. Rent caps and stabilization, Eviction procedure Companion: IA HF 973	Passed committee	20 February 2025
IA	SSB 3128	A bill for an act relating to city utilities including tenant	Passed committee	19 February 2026

State	Bill	Title	Current status	Last action
		notification. Habitability and repairs		
ID	H 388	TAXATION – Amends and adds to existing law to establish provisions regarding the County Property Tax Relief Act to provide that a county may establish a sales tax on certain lodging to provide property tax relief to homeowners in the county and to revise a provision regarding… Short-term rentals	Introduced	11 March 2025
ID	H 583	SHORT-TERM RENTALS – Amends existing law to revise provisions regarding limitations on the regulation of and limiting the tax duties of short-term rentals. Short-term rentals	■ Enacted	17 March 2026
ID	H 695	FORCIBLE ENTRY AND UNLAWFUL DETAINER – Amends existing law to revise a provision regarding a fee for service. Eviction procedure	■ Enacted	23 March 2026
ID	H 701	HOUSING – Adds to existing law to provide for limitations on rental application fees. Fees, screening and rent pricing	Introduced	17 February 2026
ID	H 886	TAXATION – Amends, repeals, and adds to existing law to establish a state property tax and to provide certain exemptions to such tax.	Introduced	12 March 2026

State	Bill	Title	Current status	Last action
ID	S 1042	RENTAL APPLICATIONS – Adds to existing law to provide for limitations on rental application fees. Fees, screening and rent pricing	In committee	20 February 2025
ID	S 1043	LANDLORDS AND TENANTS – Amends and adds to existing law to remove a provision regarding coverture and to reorganize a chapter.	■ Enacted	14 March 2025
ID	S 1162	SHORT-TERM RENTALS AND VACATION RENTALS – Amends existing law to revise provisions regarding the authority of local governments to regulate short-term rentals and vacation rentals. Short-term rentals	In committee	1 April 2025
ID	S 1163	TOURISM REVENUE AND SHORT-TERM RENTALS – Amends, repeals, and adds to existing law to revise, remove, and establish provisions regarding the protection of tourism revenue and limiting the regulation of short-term rentals. Short-term rentals	Introduced	10 March 2025
ID	S 1263	SHORT-TERM RENTALS – Amends existing law to revise provisions regarding limitations on the regulation of short-term rentals. Short-term rentals	Introduced	9 February 2026

State	Bill	Title	Current status	Last action
IL	HB 1144	RESIDENTIAL-PUB UTIL SERVICES	In committee	21 March 2025
IL	HB 1274	MANUFACTURED HOME UTILITY BILL	In committee	27 March 2026
IL	HB 1427	ALGORITHMICS PROHIBITED-RENT Fees, screening and rent pricing	In committee	27 March 2026
IL	HB 1603	HOUSING-DOG BREEDS	In committee	21 March 2025
IL	HB 2545	SUPP HOUSING PROJECT APPEALS	Passed chamber	2 June 2025
IL	HB 2663	SHORT-TERM RENTAL TAX ACT Short-term rentals Companion: IL SB 1749	In committee	21 March 2025
IL	HB 2849	MOBILE HOME-UTILITIES	Enacted	1 August 2025
IL	HB 3042	HUM RIGHTS-VET INCOME SOURCE	In committee	11 April 2025
IL	HB 3110	CRIME-FREE HOUSING ORDINANCES Eviction procedure, Fees, screening and rent pricing	In committee	25 March 2025
IL	HB 3269	HOUSING EQUITY-AFFORDABILITY	In committee	17 April 2026
IL	HB 3526	MOBILE HOME RENT CAP Rent caps and stabilization	Passed committee	21 April 2026
IL	HB 3564†	HUMAN RIGHTS ACT-REAL ESTATE Fees, screening and rent pricing	Enacted	26 June 2026

State	Bill	Title	Current status	Last action
IL	HB 3566	EVICTION OF MINORS Eviction procedure	■ Enacted	15 August 2025
IL	HB 3687	LANDLORD/TENANT-VARIOUS Companion: IL SB 2884	Introduced	9 April 2026
IL	HB 3828	MOBILE HOME-RENT NOTICE Rent caps and stabilization	In committee	21 March 2025
IL	HB 4342	IDOR-MOBILE HOME PAYMENTS	In committee	15 April 2026
IL	HB 4820	VETERANS HOUSING PROTECTION	In committee	27 March 2026
IL	HB 4998	STATEWIDE PROTECTIONS-TENANTS	In committee	27 March 2026
IL	HB 5183	LANDLORD-TENANT-PET FEES Fees, screening and rent pricing	In committee	27 March 2026
IL	HB 5184	EVICTION-IMPOUND RECORDS Eviction procedure Companion: IL SB 3753	In committee	27 March 2026
IL	HB 5234	LANDLORD-TENANT FEES Fees, screening and rent pricing Companion: IL SB 3763	■ Enacted	26 June 2026
IL	HB 5292	TENANT-TERMINATION OF LEASE Eviction procedure	In committee	27 March 2026
IL	HB 53	EVICTION MORATORIUM-LIMIT Eviction procedure	Introduced	9 January 2025

State	Bill	Title	Current status	Last action
IL	HB 5528†	REPORT TENANT RENT-HISTORY Fees, screening and rent pricing	In committee	27 March 2026
IL	HB 5776	SHORT-TERM RENTAL TAX ACT Short-term rentals	Introduced	29 May 2026
IL	HB 5813	FAIR RENTAL ENFORCEMENT ACT	Introduced	14 September 2026
IL	SB 1260†	RENT CONTROL PREEMPTION ACT Rent caps and stabilization	Introduced	4 March 2025
IL	SB 1400	REAL ESTATE-ILLEGAL POSSESSION Eviction procedure	In committee	30 May 2025
IL	SB 1669	LANDLORD-TENANT-PET FEES Fees, screening and rent pricing	In committee	11 April 2025
IL	SB 1728	HUMAN RIGHTS-LANDLORD-TENANT Fees, screening and rent pricing Companion: IL SB 3475	Introduced	4 April 2025
IL	SB 1940	MOBILE HOME PARK-OMBUD	In committee	1 June 2026
IL	SB 1955	EVICTION-IMPOUNDING COURT FILE Eviction procedure	In committee	9 May 2025
IL	SB 196	MOBILE HOME LANDLORD/TENANT	Introduced	11 April 2025
IL	SB 1964	RES RENTAL FEE FAIRNESS ACT Fees, screening and rent pricing	In committee	11 April 2025

State	Bill	Title	Current status	Last action
IL	SB 2430	HOTEL TX-VACATION RENTALS Short-term rentals	In committee	2 June 2025
IL	SB 2912	LANDLORD-TENANT FEES Fees, screening and rent pricing	In committee	24 April 2026
IL	SB 3169	REVENUE-AFFORDABLE HOUSING	In committee	22 May 2026
IL	SB 3271	SHERIFF-PROCESS SERVICE-FEES Fees, screening and rent pricing	Introduced	3 February 2026
IL	SB 329	CIVIL LAW-TECH	In committee	1 June 2026
IL	SB 3363	RENTAL FEE TRANSPARENCY Fees, screening and rent pricing	Introduced	4 February 2026
IL	SB 3476†	LANDLORD-TENANT-RENT Rent caps and stabilization	Introduced	5 February 2026
IL	SB 3477	EVICTION MORATORIUM Eviction procedure	Introduced	5 February 2026
IL	SB 3504	RENTAL PAYMENT INFO-REPORTING Fees, screening and rent pricing	In committee	1 June 2026
IL	SB 3530	RENT-SECURITY DEPOSITS Security deposits	In committee	18 June 2026
IL	SB 3671	RENTAL PROPERTY REGISTRY Habitability and repairs	Introduced	5 February 2026
IL	SB 3674†	TENANTS-RIGHT OF FIRST REFUSAL	In committee	1 June 2026

State	Bill	Title	Current status	Last action
IL	SB 3678	BAN PRICE COORDINATION-RENT Fees, screening and rent pricing	In committee	22 May 2026
IL	SB 3686†	DHS-EVICTION RESOLUTION GRANTS Eviction procedure	In committee	22 May 2026
IL	SB 3687†	$DHS-EVICTION RESOLUTION Eviction procedure	In committee	2 July 2026
IL	SB 3762	TENANT OPPORTUNITY TO PURCHASE	In committee	1 June 2026
IL	SB 3841	STOP SQUATTERS ACT Eviction procedure	Introduced	6 February 2026
IL	SB 704	REGULATION-TECH	In committee	2 July 2025
IN	HB 1113	Repair of residential rental properties. Habitability and repairs	In committee	5 January 2026
IN	HB 1115	Emergency possessory orders. Eviction procedure	■ Enacted	1 May 2025
IN	HB 1127	Stay of certain eviction actions against veterans. Eviction procedure	In committee	5 January 2026
IN	HB 1140	Eviction assistance grant program. Eviction procedure	In committee	8 January 2025
IN	HB 1162	Rental rate increase control. Rent caps and stabilization	In committee	8 January 2025

State	Bill	Title	Current status	Last action
IN	HB 1175	Repair of residential rental properties. Habitability and repairs	In committee	8 January 2025
IN	HB 1181	Eviction task force. Eviction procedure	In committee	5 January 2026
IN	HB 1328	Landlord-tenant matters. Habitability and repairs	In committee	13 January 2025
IN	HB 1333	Landlord pet policies.	In committee	13 January 2025
IN	HB 1359	Bed bug remediation in rental units. Habitability and repairs	In committee	13 January 2025
IN	HB 1373	Rent escrow. Habitability and repairs	In committee	13 January 2025
IN	HB 1435	Landlord-tenant matters. Habitability and repairs	In committee	8 January 2026
IN	SB 104	Landlord nexus.	Passed committee	8 January 2026
IN	SB 127	Landlord-tenant matters. Eviction procedure, Habitability and repairs	In committee	11 December 2025
IN	SB 142	Eviction issues. Eviction procedure	Enacted	1 May 2025
IN	SB 162	Deceptive rental housing practices. Fees, screening and rent pricing	In committee	8 January 2025
IN	SB 181	Notice of eviction. Eviction procedure, Habitability and repairs	In committee	5 January 2026

State	Bill	Title	Current status	Last action
IN	SB 214	Residential landlord-tenant matters. Habitability and repairs	In committee	8 January 2025
IN	SB 227	Judicial salaries fee for eviction actions. Eviction procedure	In committee	13 January 2025
IN	SB 232	Landlord nexus.	In committee	14 January 2025
IN	SB 300	Residential landlord-tenant matters. Habitability and repairs	In committee	13 January 2025
IN	SB 360	Landlord obligation to pay fines before rental. Habitability and repairs	In committee	13 January 2025
IN	SB 411	Short term rental properties. Short-term rentals	In committee	13 January 2025
IN	SB 415	Landlord-tenant matters. Fees, screening and rent pricing	In committee	13 January 2025
IN	SB 467	Landlord-tenant matters. Habitability and repairs	In committee	13 January 2025
IN	SB 50	Hard credit inquiries by landlords. Fees, screening and rent pricing	In committee	8 January 2026
IN	SB 537	Hard credit inquiries by landlords. Fees, screening and rent pricing	In committee	16 January 2025
KS	HB 2357†	Substitute for HB 2357 by Committee on Judiciary - Providing for expungement of certain court records and consideration of mediation in eviction actions in which the underlying rental agreement	■ Enacted	9 April 2026

State	Bill	Title	Current status	Last action
		is governed by the residential landlord and tenant act. Eviction procedure		
KS	HB 2454	Providing that under rental agreements governed by the residential landlord tenant act, a landlord is required to accept partial payments and to count certain income when considering a tenant or prospective tenant's qualifications for housing. Fees, screening and rent pricing	Dead	10 April 2026
KS	HB 2481	During the period of the FIFA 2026 world cup, prohibiting certain limitations by municipalities on short-term rental or vacation properties and requiring timely rental permit processing, modifying the definition of transient guest for transient guest tax purposes and authorizing... Short-term rentals	■ Enacted	9 April 2026
KS	HB 2504	Prohibiting cities and counties from restricting the discretion of landlords not to rent residential or commercial property on grounds including prospective tenants receipt of housing assistance or eviction or criminal history, and permitting cities and counties to prohibit... Fees, screening and rent pricing	Dead	10 April 2026
KS	HB 2634	Requiring landlords to comply with a default maintenance code if the	■ Passed committee	19 February 2026

State	Bill	Title	Current status	Last action
		rental property is in a city or county that has not adopted a maintenance code. Habitability and repairs		
KS	HB 2665	Modifying how a rental agreement terminates in the case of material noncompliance by the landlord with the rental agreement. Habitability and repairs Companion: KS SB 370	Dead	10 April 2026
KS	HB 2666	Requiring certain disclosures to be made to prospective tenants and providing restrictions on fees for the late payment of rent under the residential landlord and tenant act. Fees, screening and rent pricing Companion: KS SB 369	Dead	10 April 2026
KS	HB 2667	Requiring landlords to offer to sell certain rental properties to the tenants of such properties before offering such properties for sale to the public. Companion: KS SB 371	Dead	10 April 2026
KS	HB 2691	Requiring cause for evictions from residential property, modifying the petition and notice requirements for eviction cases and removing the requirement to post bond before the court may grant a continuance. Eviction procedure Companion: KS SB 443	Dead	10 April 2026

State	Bill	Title	Current status	Last action
KS	HB 2768†	Providing that under rental agreements governed by the residential landlord tenant act, a landlord is required to accept multiple payment amounts as long as rent is paid on time and in full and to count certain income when considering a tenant or prospective tenant's... Fees, screening and rent pricing	Dead	10 April 2026
KS	SB 100†	Enacting the fair chance housing and homelessness reduction act to limit the use of past evictions and rental arrears to deny applicants from renting a home. Eviction procedure, Fees, screening and rent pricing	Dead	10 April 2026
KS	SB 388†	Setting a maximum fee for the late payment of rent under the residential landlord and tenant act. Fees, screening and rent pricing	Dead	10 April 2026
KS	SB 391	Prohibiting cities and counties from adopting or enforcing any ordinance or resolution that requires landlords to lease housing to tenants receiving financial assistance from or through the housing choice voucher program or any other housing assistance program or that otherwise... Fees, screening and rent pricing	■ Vetoed	10 April 2026
KS	SB 415	Making certain violations of the residential landlord and tenant act subject to the	Dead	10 April 2026

State	Bill	Title	Current status	Last action
		remedies and enforcement provisions of the Kansas consumer protection act.		
KS	SB 466†	Providing tenants with relief from use by landlords of old eviction or rental arrears records to deny housing. Fees, screening and rent pricing	Dead	10 April 2026
KS	SB 482	Requiring landlords to return the security deposit and certain portions of rent payments that would be due when a dwelling unit is condemned due to action or inaction of the landlord. Security deposits, Habitability and repairs	Dead	10 April 2026
KS	SB 485	Providing that under rental agreements governed by the residential landlord tenant act, a landlord is required to count certain income when considering a tenant or prospective tenant's qualifications for housing, providing for the sealing and expungement of court records in... Eviction procedure, Fees, screening and rent pricing	Dead	10 April 2026
KY	HB 10	AN ACT relating to the rights of real property owners. Eviction procedure	■ Enacted	24 March 2025
KY	HB 173†	AN ACT relating to rental properties. Habitability and repairs	In committee	4 February 2025

State	Bill	Title	Current status	Last action
KY	HB 201	AN ACT relating to the use of algorithmic devices in setting the amount of rent to be charged to a residential tenant. Fees, screening and rent pricing	In committee	14 January 2026
KY	HB 202	AN ACT relating to rights and obligations of landlords and tenants to a residential lease. Eviction procedure, Security deposits, Habitability and repairs	In committee	14 January 2026
KY	HB 250	AN ACT relating to property rights. Eviction procedure	In committee	7 February 2025
KY	HB 295	AN ACT relating to the screening of residential tenants. Fees, screening and rent pricing, Security deposits	In committee	16 January 2026
KY	HB 31	AN ACT relating to the purchase of single-family homes.	In committee	13 January 2026
KY	HB 319	AN ACT relating to landlords and tenants. Habitability and repairs	In committee	20 January 2026
KY	HB 326	AN ACT relating to residential safety. Habitability and repairs	In committee	20 January 2026
KY	HB 337	AN ACT relating to rental property. Eviction procedure	In committee	21 January 2026

State	Bill	Title	Current status	Last action
KY	HB 338	AN ACT relating to forcible entry and detainer. Eviction procedure, Fees, screening and rent pricing	■ Passed chamber	14 April 2026
KY	HB 339	AN ACT relating to residential detectors. Habitability and repairs	In committee	7 February 2025
KY	HB 340	AN ACT relating to termination of residential leases. Eviction procedure, Habitability and repairs	In committee	21 January 2026
KY	HB 358	AN ACT relating to the use of algorithmic devices in setting the amount of rent to be charged to a residential tenant. Fees, screening and rent pricing	In committee	7 February 2025
KY	HB 359	AN ACT relating to rights and obligations of landlords and tenants to a residential lease. Eviction procedure, Security deposits, Habitability and repairs	In committee	7 February 2025
KY	HB 452	AN ACT relating to landlords and tenants. Habitability and repairs	In committee	14 February 2025
KY	HB 474	AN ACT relating to residential safety. Habitability and repairs	In committee	30 January 2026
KY	HB 534	AN ACT relating to actions for forcible entry and detainer. Eviction procedure	In committee	21 February 2025
KY	HB 58	AN ACT relating to termination of residential	In committee	4 February 2025

State	Bill	Title	Current status	Last action
		leases. Eviction procedure		
KY	HB 583	AN ACT relating to housing and making an appropriation therefor. Eviction procedure, Habitability and repairs, Short-term rentals	In committee	21 February 2025
KY	SB 110	AN ACT relating to short-term rentals. Short-term rentals	In committee	11 February 2025
KY	SB 112	AN ACT relating to short-term rentals. Short-term rentals	In committee	21 January 2026
KY	SB 138	AN ACT relating to evictions during extreme weather conditions. Eviction procedure	In committee	14 February 2025
KY	SB 288	AN ACT relating to the rights of tenants.	In committee	27 February 2026
KY	SB 54	AN ACT relating to short-term rentals. Short-term rentals	In committee	9 January 2026
KY	SB 62	AN ACT relating to evictions during extreme weather conditions. Eviction procedure	In committee	12 January 2026
KY	SB 81	AN ACT relating to short-term rentals. Short-term rentals	In committee	6 February 2025
KY	SB 83	AN ACT relating to forcible entry and detainer. Eviction procedure	In committee	13 January 2026

State	Bill	Title	Current status	Last action
LA	HB 255†	LEASES: Provides relative to application fees paid for leasing residential property Fees, screening and rent pricing	In committee	4 April 2025
LA	HB 292†	HOUSING: Provides relative to the return of security deposits Security deposits	■ Enacted	11 May 2026
LA	HB 469†	COMMERCE: Provides relative to regulations for short-term rentals Short-term rentals	In committee	14 April 2025
LA	HB 472†	HOUSING: Authorizes municipalities to implement rent stabilization Rent caps and stabilization	In committee	5 May 2026
LA	HB 610†	TAX: Provides relative to short-term rentals of overnight lodging in the city of New Orleans (EN NO IMPACT LF RV See Note) Short-term rentals	■ Enacted	20 June 2025
LA	HB 708†	COURTS/JUSTICE OF PEACE: Authorizes concurrent jurisdiction for justice of the peace and city courts in East Baton Rouge Parish	■ Enacted	23 June 2026
LA	HR 217	HOUSING: Requests the Louisiana State Law Institute to conduct a comprehensive study on the implications of rent stabilization policies Rent caps and stabilization	■ Floor vote	11 May 2026
LA	HR 341	JUDGES/JUSTICE OF PEACE: Requests the Louisiana State Law Institute to conduct a	■ Passed both	3 June 2026

State	Bill	Title	Current status	Last action
		study of the handling of eviction proceedings by justice of the peace courts Eviction procedure		
LA	SB 225	PLANNING/ZONING: Provides for a cause of action for operation of short-term rentals. (8/1/25) Short-term rentals	■ Passed chamber	29 May 2025
MA	H 1477	An Act enabling local options for tenant protections Rent caps and stabilization, Eviction procedure Companion: MA HD 2363, MA SD 2669	■ In committee	21 September 2026
MA	H 1480	An Act financing housing first programs and housing for all in Massachusetts Companion: MA H 3060, MA HD 4215	In committee	13 April 2026
MA	H 1497	An Act relative to avoiding senior homelessness and maintaining senior housing stabilization of rents Rent caps and stabilization Companion: MA HD 3599	In committee	13 April 2026
MA	H 1507	An Act limiting rent increases and creating a rental arbitrator Rent caps and stabilization Companion: MA HD 495	In committee	13 April 2026
MA	H 1544	An Act to guarantee a tenant's first right of refusal Companion: MA HD 1925, MA S 998, MA SD 1068	■ Passed committee	12 January 2026

State	Bill	Title	Current status	Last action
MA	H 1557	An Act creating an office of tenant protections Companion: MA HD 3742	In committee	13 April 2026
MA	H 1565†	An Act providing for pre-service training for members of mobile home rent control boards Rent caps and stabilization	■ Passed committee	5 November 2025
MA	H 1573†	An Act relative to short term rental inspections Short-term rentals	In committee	13 April 2026
MA	H 1664†	An Act relative to rent escrow Habitability and repairs Companion: MA HD 1886	In committee	26 March 2026
MA	H 1796	An Act relative to rent escrow Habitability and repairs Companion: MA HD 2254	In committee	26 March 2026
MA	H 1994	An Act protecting tenants from retaliation and coercion Eviction procedure Companion: MA HD 4021	In committee	26 March 2026
MA	H 2020	An Act relative to rental protections for elderly, disabled and low-to-middle income tenants Rent caps and stabilization, Eviction procedure Companion: MA HD 829	In committee	26 March 2026
MA	H 2022	An Act relative to prohibiting eviction without good cause Eviction procedure Companion: MA HD 3299	In committee	26 March 2026

State	Bill	Title	Current status	Last action
MA	H 336†	An Act relative to consumer rights of renters Fees, screening and rent pricing	In committee	12 February 2026
MA	H 3962	An Act relative to the Maggie Hubbard rental safety act Habitability and repairs, Short-term rentals Companion: MA HD 4242	In committee	19 March 2026
MA	H 4063	An Act to protect residents experiencing significant elevations in rent for viable and effective affordable housing Rent caps and stabilization	In committee	13 April 2026
MA	H 4099	An Act to prohibit landlords and brokers from requiring broker's commissions to be paid by a tenant or prospective tenant Fees, screening and rent pricing Companion: MA HD 497	In committee	23 April 2026
MA	H 4228	An Act providing for rent regulation and control of evictions in manufactured housing parks in the town of Athol Rent caps and stabilization, Eviction procedure Companion: MA HD 551	In committee	13 April 2026
MA	H 4835	An Act to codify pet-friendly elderly housing policies and ensure pet parity across housing authorities	■ Passed committee	22 December 2025
MA	H 5008	An Act to Protect Tenants by Limiting Rent Increases Rent caps and stabilization	In committee	7 May 2026

State	Bill	Title	Current status	Last action
MA	H 5095†	An Act relative to consumer rights of renters	■ Passed committee	16 March 2026
MA	H 5128	An Act providing for the establishment of a board to oversee use and occupancy payments for manufactured housing community accommodations in the city of Attleboro, Massachusetts Companion: MA HD 5299	■ Passed committee	9 April 2026
MA	H 5222	An Act relative to preventing algorithmic rent fixing in the rental housing market Fees, screening and rent pricing Companion: MA H 1564, MA HD 2226, MA S 1016, MA SD 1203	■ Passed committee	12 March 2026
MA	H 5301	An Act to regulate junk fees in rental housing and advance housing production Fees, screening and rent pricing	■ Passed committee	26 March 2026
MA	H 5538	An Act authorizing the city of Salem to increase the short-term rental community impact fee for the purpose of school and municipal facilities Short-term rentals Companion: MA HD 6238	In committee	10 August 2026
MA	HD 1042	An Act promoting housing stability for families by strengthening the HomeBASE program Companion: MA SD 1004	Introduced	-

State	Bill	Title	Current status	Last action
MA	HD 1307	An Act to codify pet-friendly elderly housing policies and ensure pet parity across housing authorities	Introduced	-
MA	HD 158†	An Act relative to consumer rights of renters	Introduced	-
MA	HD 1704	An Act to create the office of the tenant advocate in the Office of the Attorney General	Introduced	-
MA	HD 1706	An Act to maintain stable housing for families with pets Companion: MA SD 817	Introduced	-
MA	HD 1713†	An Act regularizing water rates for tenants Habitability and repairs	Introduced	-
MA	HD 2312	An Act to expand housing opportunities through homesharing Short-term rentals	Introduced	-
MA	HD 238†	An Act eliminating forced broker's fees Fees, screening and rent pricing	Introduced	-
MA	HD 2381†	An Act relative to locksmiths and notice to property owners	Introduced	-
MA	HD 2413	An Act relative to stabilizing tenants and small property owners	Introduced	-
MA	HD 2522	An Act to promote housing stability	Introduced	-
MA	HD 2679†	An Act relative to short term rental inspections	Introduced	-

State	Bill	Title	Current status	Last action
		Habitability and repairs, Short-term rentals		
MA	HD 2734	An Act to protect residents experiencing significant elevations in rent for viable and effective affordable housing Rent caps and stabilization	Introduced	-
MA	HD 2796	An Act relative to the requirement of fuel gas alarms/detectors	Introduced	-
MA	HD 2932	An Act to make home repair affordable and stabilize communities Habitability and repairs	Introduced	-
MA	HD 3172	An Act relative to accessory dwelling units	Introduced	-
MA	HD 3179†	An Act to plan, preserve, and protect	Introduced	-
MA	HD 3685	An Act establishing a commission to study the impact of shifting residential broker fees from tenants to landlords Fees, screening and rent pricing	Introduced	-
MA	HD 3694	An Act relative to housing service coordinators	Introduced	-
MA	HD 3703	An Act ensuring continued rights for public housing residents	Introduced	-
MA	HD 3871	An Act addressing squatter's rights Eviction procedure	Introduced	-

State	Bill	Title	Current status	Last action
MA	HD 391	An Act establishing a rent stabilization commission Rent caps and stabilization	Introduced	-
MA	HD 4158†	An Act providing for pre-service training for members of mobile home rent control boards Rent caps and stabilization Companion: MA S 1020, MA SD 2544	Introduced	-
MA	HD 4444†	An Act further defining the purposes of the affordable housing trust in the city of Somerville	Introduced	-
MA	HD 4485	An Act authorizing the city of Somerville to enact right to purchase legislation	Introduced	-
MA	HD 4503†	An Act requiring that broker fees in the city of Somerville be paid by the party who solicits a licensed broker Fees, screening and rent pricing	Introduced	-
MA	HD 5065	A monthly report of the Executive Office of the Trial Court (under Section 15 of Chapter 239 of the General Laws, as amended by Section 64 of Chapter 28 of the Acts of 2023) submitting its report on filings, actions, and dispositions of summary process cases relative to... Eviction procedure Companion: MA SD 3144	Introduced	21 August 2025

State	Bill	Title	Current status	Last action
MA	HD 516	An Act relative to the requirement of explosive gas sensor devices	Introduced	-
MA	HD 5437	A monthly report of the Executive Office of the Trial Court (under Section 15(c) of Chapter 239 of the General Laws, as amended by Section 64 of Chapter 28 of the Acts of 2023) submitting its report on filings, actions, and dispositions of summary process cases relative to... Eviction procedure Companion: MA SD 3390	Introduced	18 December 2025
MA	HD 5744	A monthly report of the Executive Office of the Trial Court (under Section 15(c) of Chapter 239 of the General Laws, as amended by Section 64 of Chapter 28 of the Acts of 2023) submitting its report on filings, actions, and dispositions of summary process cases relative to... Eviction procedure Companion: MA SD 3682	Introduced	26 March 2026
MA	HD 6164	A monthly report of the Executive Office of the Trial Court (under Section 15(c) of Chapter 239 of the General Laws, as added by Section 64 of Chapter 28 of the Acts of 2023) submitting its report on filings, actions, and dispositions of summary process cases relative to... Eviction procedure Companion: MA SD 3921	Introduced	8 June 2026

State	Bill	Title	Current status	Last action
MA	HD 768	An Act petition for a special law authorizing the city of Boston to implement rent stabilization and tenant eviction protections Rent caps and stabilization, Eviction procedure	Introduced	-
MA	HD 971†	An Act relative to enhancing child safety	Introduced	-
MA	S 1013	An Act relative to access to air conditioning and relief from oppressive heat Habitability and repairs Companion: MA SD 2209	In committee	4 December 2025
MA	S 1019	An Act relative to manufactured housing communities Companion: MA SD 2543	In committee	11 December 2025
MA	S 1447	An Act enabling cities and towns to stabilize rents and protect tenants Rent caps and stabilization, Eviction procedure Companion: MA H 2328, MA HD 2501, MA SD 1084	■ Passed committee	13 July 2026
MA	S 22	An Act authorizing the city of Somerville to regulate rent in residential dwelling units Rent caps and stabilization Companion: MA SD 2661	■ Passed committee	29 January 2026
MA	S 2736	An Act relative to the Maggie Hubbard rental safety act Habitability and repairs, Short-term rentals Companion: MA SD 2972	■ Passed committee	2 February 2026

State	Bill	Title	Current status	Last action
MA	S 2828	An Act relative to manufactured housing communities Rent caps and stabilization	■ Passed committee	9 February 2026
MA	S 2830	An Act relative to cimex lectularius	■ Passed committee	11 December 2025
MA	S 2982	An Act relative to the use of credit reporting for rent-subsidized tenants Fees, screening and rent pricing Companion: MA H 1483, MA HD 3813, MA S 995, MA SD 969	■ Passed committee	12 March 2026
MA	S 2983	An Act prohibiting algorithmic rent setting Fees, screening and rent pricing	■ Passed committee	12 March 2026
MA	S 960	An Act authorizing the town of Brookline to implement rent stabilization and tenant eviction protections Rent caps and stabilization, Eviction procedure Companion: MA SD 2499	■ Passed committee	29 January 2026
MA	S 973†	An Act reforming incentives for landlords Companion: MA SD 1180	In committee	4 December 2025
MA	S 984	An Act to further regulate tenant fees in rental housing Fees, screening and rent pricing Companion: MA H 1553, MA HD 2996, MA SD 1305	■ Passed committee	8 December 2025
MA	S 994	An Act prohibiting algorithmic rent setting Fees, screening and rent pricing Companion: MA SD 1607	In committee	12 March 2026

State	Bill	Title	Current status	Last action
MA	SD 1161†	EOTC January 2023 - December 2024 Permanent Rental Protections Report Eviction procedure	Introduced	16 January 2025
MA	SD 2754	EOTC January 2024 - February 2025 Permanent Rental Protections Report Eviction procedure	Introduced	17 March 2025
MA	SD 2779†	Emergency Housing Assistance Program bi-weekly Report 3/24/25	Introduced	27 March 2025
MA	SD 2823	EOTC January 2024 - March 2025 Permanent Rental Protections Report Eviction procedure	Introduced	17 April 2025
MA	SD 2900	EOTC January 2024 - April 2025 Permanent Rental Protections Report Eviction procedure	Introduced	15 May 2025
MA	SD 2980	EOTC January 2024 - May 2025 Permanent Rental Protections Report Eviction procedure	Introduced	18 June 2025
MA	SD 3067	EOTC January 2024 - June 2025 Permanent Rental Protections Report Eviction procedure	Introduced	17 July 2025
MA	SD 3196	EOTC January 2024 - August 2025 Permanent Rental Protections Report Eviction procedure	Introduced	18 September 2025

State	Bill	Title	Current status	Last action
MA	SD 3294	EOTC January 2024 - September 2025 Permanent Rental Protections Report Eviction procedure	Introduced	16 October 2025
MA	SD 3477	EOTC January 2024 - November 2025 Permanent Rental Protections Report Eviction procedure	Introduced	18 December 2025
MA	SD 3589	EOTC January 2024 - December 2025 Permanent Rental Protections Report Eviction procedure	Introduced	20 January 2026
MA	SD 4000	EOTC January 2025 through May 2026 Permanent Rental Protections Report Eviction procedure	Introduced	18 June 2026
MA	SD 4062	EOTC January 2025 through June 2026 Permanent Rental Protections Report Eviction procedure Companion: MA SD 4119, MA SD 4239	Introduced	16 July 2026
MA	SD 4304	EOTC January 2025 through September 2026 Permanent Rental Protections Report Eviction procedure	Introduced	19 October 2026
MA	SD 523	An Act relative to window guards in residential rental properties	Introduced	-

State	Bill	Title	Current status	Last action
MD	HB 1073	Landlord and Tenant - Residential Leases - Prospective Tenant Criminal History Records Check (Maryland Fair Chance Housing Act) Fees, screening and rent pricing	In committee	3 March 2026
MD	HB 1076	Residential Real Property - Landlord and Tenant - Notice of Landlord Entry Habitability and repairs	■ Enacted	13 May 2025
MD	HB 1077	Landlord and Tenant - Residential Leases - Prospective Tenant Criminal History Records Check (Maryland Fair Chance Housing Act) Fees, screening and rent pricing Companion: MD SB 514	In committee	5 February 2025
MD	HB 1093	Landlord and Tenant - Evictions - Tenant's Personal Property and Moving Expenses and Services (Small Landlord Eviction Relief Act) Eviction procedure	In committee	5 February 2025
MD	HB 1152	Real Property - Residential Rental Property - Pet Policy Disclosure (Pet Policy Transparency Act) Fees, screening and rent pricing	■ Enacted	13 May 2025
MD	HB 1177	Landlord and Tenant - Tenant Repair and Maintenance Complaint Hotline - Establishment Habitability and repairs	In committee	7 February 2025

State	Bill	Title	Current status	Last action
MD	HB 1218	Safe and Healthy Homes for All Act	Enacted	26 May 2026
MD	HB 1221	Public Safety - Short-Term Rental Units - Safety (Jillian and Lindsay Wiener Short-Term Rental Safety Act) Short-term rentals	Enacted	14 April 2026
MD	HB 1257	Landlord and Tenant - Residential Leases - Fee Disclosures Fees, screening and rent pricing	Passed chamber	19 March 2025
MD	HB 146	Environment - On-Site Wastewater Systems - Requirements for Inspection and Pumping Services and Implementation Dates Habitability and repairs Companion: MD SB 165	Passed chamber	10 April 2026
MD	HB 1460	Landlord and Tenant - Investor-Owned Single-Family Rental Property - Landlord Requirements Habitability and repairs	In committee	17 February 2026
MD	HB 1475	Consumer Protection - Dynamic Pricing Disclosure and Prohibition on Rent-Setting Rent caps and stabilization, Fees, screening and rent pricing	In committee	16 February 2026
MD	HB 1497	Charles County - Rent Stabilization - Seniors Rent caps and stabilization	In committee	17 February 2026

State	Bill	Title	Current status	Last action
MD	HB 1531	Anne Arundel County - Actions to Repossess for Failure to Pay Rent - Summons	In committee	6 March 2025
MD	HB 1549	Reduction of Lead Risk in Housing - Rental Dwelling Unit - Definition Habitability and repairs	In committee	17 February 2026
MD	HB 1571	Real Property - Access to Counsel in Evictions Program and Mobile Home Parks Eviction procedure	In committee	16 February 2026
MD	HB 1644	Property Management Services - Licensing and Requirements	In committee	16 March 2026
MD	HB 220	Environment - Water - Individual Submeters Habitability and repairs Companion: MD SB 130	■ Enacted	28 April 2026
MD	HB 229	Real Property - Holding Over - Expedited Hearing and Service of Summons for Active Duty Service Members Eviction procedure	In committee	10 January 2025
MD	HB 242	Discrimination in Housing - Consumer Credit History Fees, screening and rent pricing	Dead	10 February 2025
MD	HB 273	Residential Leases - Late Payment Penalties - Calculation Fees, screening and rent pricing	■ Enacted	13 May 2025
MD	HB 313	Landlord and Tenant - Residential Housing - Rental Applications and Tenant	■ Passed chamber	24 March 2026

State	Bill	Title	Current status	Last action
		Screening Fees, screening and rent pricing		
MD	HB 315	Landlord and Tenant - Discrimination in Housing for Income-Based Housing Subsidies and Positive Rental History Reporting Fees, screening and rent pricing	Enacted	26 May 2026
MD	HB 339	Real Property - Residential Rental Apartments - Air-Conditioning Requirements Habitability and repairs	Passed chamber	19 March 2025
MD	HB 434	Residential Leases - Use of Algorithmic Device by Landlord to Determine Rent, Occupancy, and Lease Terms - Prohibition Fees, screening and rent pricing	In committee	28 January 2026
MD	HB 543	Real Property - Landlord and Tenant - Family Child Care Homes	Passed committee	17 March 2026
MD	HB 549	Nuisance and Breach of Lease Actions - Rodent Harborage	In committee	27 January 2025
MD	HB 62	Anne Arundel County - Summons for Actions to Repossess for Failure to Pay Rent - Alterations	In committee	19 January 2026
MD	HB 705	Real Property - Short-Term Rentals Short-term rentals	In committee	29 January 2025
MD	HB 709	Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination	In committee	13 February 2025

State	Bill	Title	Current status	Last action
		(Good Cause Eviction) Eviction procedure		
MD	HB 747	Environment - On-Site Wastewater Systems - Requirements for Inspection and Pumping Services and Extension of Sunset and Implementation Dates Habitability and repairs	Passed chamber	7 April 2025
MD	HB 767	Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over Eviction procedure	Enacted	13 May 2025
MD	HB 774	Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction) Eviction procedure	Passed chamber	7 April 2026
MD	HB 80	Landlord and Tenant - Residential Leases - Fee Disclosures Fees, screening and rent pricing	Passed chamber	20 March 2026
MD	HB 808	Columbia Association - Lease Requirements and Governing Documents Ho. Co. 14-25	Enacted	13 May 2025
MD	HB 817	Residential Leases - Use of Algorithmic Device by Landlord to Determine Rent - Prohibition Fees, screening and rent pricing Companion: MD SB 609	In committee	29 January 2025
MD	HB 87	Short-Term Rentals and Home Amenity Rentals -	In committee	8 January 2025

State	Bill	Title	Current status	Last action
		Taxation, Regulation, and Crimes Short-term rentals Companion: MD SB 132		
MD	HB 876	Access to Counsel in Evictions - Special Fund - Alteration Eviction procedure	In committee	31 January 2025
MD	HB 896	Human Relations - Discrimination in Housing - Income-Based Housing Subsidies Fees, screening and rent pricing Companion: MD SB 677	In committee	31 January 2025
MD	HB 911	Real Property - Landlord and Tenant - Family Child Care Homes	Passed chamber	4 April 2025
MD	HB 993	Real Property - Short-Term Rentals Short-term rentals Companion: MD SB 666	Passed chamber	13 April 2026
MD	SB 12	Residential Rental Apartments - Air-Conditioning Requirement Habitability and repairs Companion: MD HB 153	Enacted	26 May 2026
MD	SB 154	Access to Counsel in Evictions - Task Force and Special Fund Eviction procedure Companion: MD HB 103	Enacted	13 May 2025
MD	SB 32	Real Property - Holding Over - Expedited Hearing and Service of Summons for Active Duty Service Members Eviction procedure	Enacted	20 May 2025

State	Bill	Title	Current status	Last action
MD	SB 335	Landlord and Tenant - Discrimination in Housing for Income-Based Housing Subsidies and Positive Rental History Reporting Fees, screening and rent pricing	Enacted	26 May 2026
MD	SB 442	Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over Eviction procedure	Passed chamber	5 April 2025
MD	SB 462	Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction) Eviction procedure	In committee	4 February 2026
MD	SB 606	Residential Real Property - Tenants' Right of First Refusal	Enacted	13 May 2025
MD	SB 624	Public Safety - Short-Term Rental Units - Safety (Jillian and Lindsay Wiener Short-Term Rental Safety Act) Short-term rentals	Enacted	14 April 2026
MD	SB 635	Residential Real Property - Notice of Landlord Entry - Tenant Consent Habitability and repairs	In committee	5 February 2026
MD	SB 651	Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction) Eviction procedure	In committee	4 February 2025

State	Bill	Title	Current status	Last action
MD	SB 729	Real Property - Access to Counsel in Evictions Program - Expansion Eviction procedure	Enacted	26 May 2026
MD	SB 856	Mold - Landlord Requirements and Regulations (Maryland Tenant Mold Protection Act) Habitability and repairs	Enacted	13 May 2025
MD	SB 872	Reduction of Lead Risk in Housing - Rental Dwelling Unit - Definition Habitability and repairs	Enacted	28 April 2026
MD	SB 896	Real Property - Residential Rental Property - Pet Policy Disclosure (Pet Policy Transparency Act) Fees, screening and rent pricing	Enacted	13 May 2025
MD	SB 937	Landlord and Tenant - Residential Leases - Prospective Tenant Criminal History Records Check (Maryland Fair Chance Housing Act) Fees, screening and rent pricing	Enacted	26 May 2026
MD	SB 941	Safe and Healthy Homes for All Act	Enacted	26 May 2026
MD	SB 953	Charles County - Rent Stabilization - Seniors Rent caps and stabilization	In committee	12 February 2026
MD	SB 998	Real Property - Mobile Home Parks - Rent Limitations Rent caps and stabilization	In committee	23 February 2026
ME	LD 1016	An Act To Establish The Manufactured Housing	Enacted	20 June 2025

State	Bill	Title	Current status	Last action
		Community And Mobile Home Park Preservation And Assistance Fund		
ME	LD 1022	An Act To Protect And Increase Access To Justice In Civil Legal Matters For Persons With Low Incomes	Dead	29 April 2026
ME	LD 1067†	An Act To Improve The Process For Mobile Home Owners To Purchase Their Mobile Home Park	Dead	4 June 2025
ME	LD 1145	An Act To Protect Residents Living In Mobile Home Parks Eviction procedure, Habitability and repairs	■ Enacted	20 June 2025
ME	LD 1181	An Act Regarding The Designation Of Short-Term Rental Units As Commercial Or Residential In Use Short-term rentals	Dead	5 June 2025
ME	LD 1183	An Act To Ensure Rent-To-Own Protections Apply To Mobile Home Park Tenants	■ Enacted	23 May 2025
ME	LD 1344	An Act To Improve The Response Time To Tenant Mold Complaints Habitability and repairs	Dead	3 June 2025
ME	LD 1417	An Act To Strengthen The Authority Of Local Officials To Enforce Provisions Regarding Dangerous And Nuisance Properties That Constitute A Threat To Public Health And Safety Habitability and repairs	Dead	21 May 2025

State	Bill	Title	Current status	Last action
ME	LD 1471	An Act To Require Energy Efficiency Disclosure Statements And Energy Efficiency Standards For Certain Rental Housing In The State Habitability and repairs	■ Enacted	22 June 2025
ME	LD 1479†	An Act To Protect Senior Homeowners In Home-Sharing Agreements By Providing For An Expedited Eviction Process Eviction procedure	Dead	9 June 2025
ME	LD 1522	An Act To Establish The Maine Eviction Prevention Program Eviction procedure	Dead	29 April 2026
ME	LD 1534	An Act Enabling Municipalities To Protect Tenants And Stabilize Rents Rent caps and stabilization	Dead	27 May 2025
ME	LD 1552	An Act To Prohibit Landlords From Setting Rents Through The Use Of Artificial Intelligence Fees, screening and rent pricing	Dead	3 June 2025
ME	LD 1723	An Act To Amend The Laws Governing Manufactured Housing Communities To Prevent Excessive Rent And Fees Increases Rent caps and stabilization, Fees, screening and rent pricing	■ Enacted	20 June 2025
ME	LD 1750	An Act To Require The Attorney General To Create And Update Biennially A Model Residential Lease	■ Enacted	25 June 2025

State	Bill	Title	Current status	Last action
ME	LD 1765	An Act To Ensure Affordability And Stability In Housing For Mobile Home Park Residents Rent caps and stabilization, Eviction procedure	■ Enacted	18 June 2025
ME	LD 1768	An Act To Protect Residents Of Mobile Home Parks By Amending The Real Estate Transfer Tax	■ Enacted	1 July 2025
ME	LD 1927	An Act To Protect Housing Quality By Enacting Mold Inspection, Notification And Remediation Requirements Habitability and repairs	■ Enacted	11 January 2026
ME	LD 2149	An Act To Protect Affordability In Mobile Home Parks And Manufactured Housing Communities Rent caps and stabilization	■ Enacted	13 April 2026
ME	LD 2176	An Act To Create A Right To Judicial Review Under The Maine Civil Rights Act For Persons Erroneously Detained	■ Enacted	22 April 2026
ME	LD 255†	An Act To Support Mobile Home Residents In Purchasing Their Mobile Home Parks	Dead	29 April 2026
ME	LD 365	An Act To Respond To The Housing Affordability And Accessibility Crisis In Maine	Dead	16 June 2025
ME	LD 733†	An Act To Make Changes To The Law Based On A Pilot Project Conducted By The Maine State Housing	■ Enacted	29 May 2025

State	Bill	Title	Current status	Last action
		Authority Regarding Efforts To Improve Access To Credit For Low-Income Renters		
ME	LD 824	An Act Regarding Pet Fees In Rental Housing Fees, screening and rent pricing, Security deposits	Dead	30 April 2025
ME	LD 847	An Act To Prohibit Housing Discrimination Fees, screening and rent pricing	Dead	29 April 2026
MI	HB 4009†	Housing: affordable; rent control policies; allow local governments to establish. Repeals 1988 PA 226 (MCL 123.411). Rent caps and stabilization	In committee	15 January 2025
MI	HB 4021†	Civil procedure: evictions; pretrial and trial; require pretrial, and allow trial and pretrial to be conducted by magistrate. Amends secs. 5735 & 8511 of 1961 PA 236 (MCL 600.5735 & 600.8511). Eviction procedure	■ Passed committee	18 March 2025
MI	HB 4538	Housing: landlord and tenants; use of certain software to share pricing information and set rent rates; prohibit. Amends title & sec. 1 of 1972 PA 348 (MCL 554.601) & adds sec. 1e. Fees, screening and rent pricing Companion: MI SB 794	In committee	19 March 2026
MI	HB 4770	Housing: landlord and tenants; rental application fee requirements; provide for.	In committee	19 August 2025

State	Bill	Title	Current status	Last action
		Amends title & sec. 1 of 1972 PA 348 (MCL 554.601) & adds sec. 7a. Fees, screening and rent pricing		
MI	HB 4846	Property: other; alternate procedure to evict squatters; provide for. Amends sec. 5714 of 1961 PA 236 (MCL 600.5714) & adds sec. 5712. Eviction procedure	In committee	9 September 2025
MI	HB 4863	Civil procedure: evictions; 180-day notice for eviction from a mobile home park; require. Amends sec. 34 of 1846 RS 66 (MCL 554.134). Eviction procedure Companion: MI HB 4982	In committee	16 September 2025
MI	HB 4983	Civil procedure: evictions; redemption time period for tenancy; modify. Amends sec. 5744 of 1961 PA 236 (MCL 600.5744). Eviction procedure	In committee	24 September 2025
MI	HB 4984	Civil procedure: other; sealing court records of evictions; provide for. Amends 1961 PA 236 (MCL 600.101 - 600.9947) by adding sec. 5755. Eviction procedure	In committee	24 September 2025
MI	HB 4985	Housing: landlord and tenants; termination of tenancy; establish grounds of good cause. Amends secs. 2918, 3238, 5714, 5735, 5744, 5775 & 5779 of 1961 PA 236 (MCL 600.2918 et seq.). TIE BAR WITH: HB	In committee	24 September 2025

State	Bill	Title	Current status	Last action
		4982'25 Eviction procedure		
MI	HB 4986	Housing: landlord and tenants; cross-reference to summary proceedings to recover possession of premises provision; update. Amends sec. 44a of 1933 (Ex Sess) PA 18 (MCL 125.694a). TIE BAR WITH: HB 4985'25 Eviction procedure	In committee	24 September 2025
MI	HB 4987	Housing: landlord and tenants; notification of defective conditions on premises and time limits for landlords to commence repairs; provide. Amends sec. 39 of 1846 RS 66 (MCL 554.139). Habitability and repairs	In committee	24 September 2025
MI	HB 4989	Housing: landlord and tenants; provision for tenant to escrow rent when certificate is withheld pending compliance; modify. Amends sec. 130 of 1917 PA 167 (MCL 125.530). TIE BAR WITH: HB 4990'25 Habitability and repairs	In committee	24 September 2025
MI	HB 4990	Civil procedure: evictions; rent abatement remedies and award of attorney fees; modify. Amends secs. 5720, 5741 & 5759 of 1961 PA 236 (MCL 600.5720 et seq.). TIE BAR WITH: HB 4989'25 Eviction procedure, Habitability and repairs	In committee	24 September 2025

State	Bill	Title	Current status	Last action
MI	HB 4991	Civil procedure: evictions; award for unlawful eviction; modify. Amends sec. 2918 of 1961 PA 236 (MCL 600.2918). TIE BAR WITH: HB 4985'25 Eviction procedure	In committee	24 September 2025
MI	HB 4992	Housing: landlord and tenants; methods of communication between landlords and tenants; update. Amends secs. 3, 9, 10, 11, 12 & 13 of 1972 PA 348 (MCL 554.603 et seq.).	In committee	24 September 2025
MI	HB 4993†	Housing: landlord and tenants; notice requirements for early lease termination for certain victims of violence; expand. Amends sec. 1b of 1972 PA 348 (MCL 554.601b). Eviction procedure	In committee	24 September 2025
MI	HB 4994	Housing: landlord and tenants; limitations on fees charged to tenants; provide for. Amends secs. 2 & 3 of 1978 PA 454 (MCL 554.632 & 554.633). Fees, screening and rent pricing	In committee	24 September 2025
MI	HB 5034	Civil procedure: evictions; limited liability companies; allow members to represent in certain situations. Amends 1961 PA 236 (MCL 600.101 - 600.9947) by adding sec. 5707. Eviction procedure	■ Passed committee	23 September 2026

State	Bill	Title	Current status	Last action
MI	HB 5064	Housing: landlord and tenants; form containing summary of tenant's rights; require state court administrative office to provide. Amends 1978 PA 454 (MCL 554.631 - 554.641) by adding sec. 4a.	In committee	29 September 2025
MI	HB 5170	Housing: landlord and tenants; right for water bill to be in tenant's name; provide for. Amends 1972 PA 348 (MCL 554.601 - 554.616) by adding sec. 1f. Habitability and repairs	In committee	4 November 2025
MI	HB 5355	Housing: other; Michigan fair chance access to housing act; create. Creates new act. Fees, screening and rent pricing Companion: MI SB 738	In committee	16 December 2025
MI	HB 6026	Housing: other; short-term rental registry and database; establish. Creates new act. TIE BAR WITH: HB 6027'26 Short-term rentals	In committee	3 June 2026
MI	HB 6027†	Land use: zoning and growth management; short-term rentals; clarify prohibition on total ban of. Amends sec. 207 of 2006 PA 110 (MCL 125.3207). TIE BAR WITH: HB 6026'26 Short-term rentals	In committee	3 June 2026
MI	HB 6086	Housing: landlord and tenants; purchase of rental property by tenants; provide for. Creates new act.	In committee	17 June 2026

State	Bill	Title	Current status	Last action
MI	HB 6087	Housing: landlord and tenants; certain relocation assistance for tenants in hazardous or dangerous buildings; provide for. Amends 1917 PA 167 (MCL 125.401 - 125.543) by adding sec. 130a. Habitability and repairs	In committee	17 June 2026
MI	HB 6089†	Housing: landlord and tenants; requirements for notice of rent increases; provide for. Amends sec. 4 of 1978 PA 454 (MCL 554.634). Rent caps and stabilization	In committee	17 June 2026
MI	SB 19†	Housing: landlord and tenants; tenants rights to repair; provide for. Amends sec. 39 of 1846 RS 66 (MCL 554.139). TIE BAR WITH: SB 0020'25, SB 0021'25 Habitability and repairs	■ Passed committee	17 June 2025
MI	SB 20	Housing: landlord and tenants; cross-reference to the revised statutes of 1846; remove. Amends sec. 6 of 1978 PA 454 (MCL 554.636). TIE BAR WITH: SB 0019'25, SB 0021'25 Security deposits Companion: MI HB 4988	■ Passed committee	17 June 2025

State	Bill	Title	Current status	Last action
MI	SB 22†	Housing: landlord and tenants; return of security deposit by electronic transfer; allow. Amends sec. 9 of 1972 PA 348 (MCL 554.609). Security deposits	Enacted	22 September 2026
MI	SB 253	Housing: landlord and tenants; right for water and sewer bill to be in tenant's name; provide for. Amends 1972 PA 348 (MCL 554.601 - 554.616) by adding sec. 1f. Habitability and repairs	Passed committee	5 November 2025
MI	SB 254	Public utilities: other; transfer of utility to tenant; provide for. Amends sec. 1 of 1939 PA 178 (MCL 123.161) & adds sec. 4a. TIE BAR WITH: SB 0253'25 Habitability and repairs	Passed committee	5 November 2025
MI	SB 372	Housing: landlord and tenants; reuse of certain tenant screening reports; allow. Amends title & sec. 1 of 1972 PA 348 (MCL 554.601) & adds secs. 1e, 1f, 1g & 1h. Fees, screening and rent pricing Companion: MI HB 4995	Passed committee	3 March 2026
MI	SB 373†	Housing: landlord and tenants; limitations on fees charged to tenants; provide for. Amends sec. 3 of 1978 PA 454 (MCL 554.633). Fees, screening and rent pricing Companion: MI SB 21	Enacted	22 September 2026

State	Bill	Title	Current status	Last action
MI	SB 374	Civil procedure: evictions; court records of summary proceedings; provide for the sealing and expungement of. Amends 1961 PA 236 (MCL 600.101 - 600.9947) by adding sec. 5755. Eviction procedure	■ Passed committee	3 March 2026
MI	SB 375	Housing: landlord and tenants; limitations on fees charged to tenants; provide for. Amends secs. 2 & 3 of 1978 PA 454 (MCL 554.632 & 554.633). Fees, screening and rent pricing	■ Passed committee	3 March 2026
MI	SB 795	Housing: landlord and tenants; reporting of rental payments to credit bureaus; provide for. Amends 1972 PA 348 (MCL 554.601 - 554.616) by adding sec. 1e. Fees, screening and rent pricing	In committee	4 March 2026
MI	SB 935	Mobile homes: other; mobile home commission act; revise. Amends secs. 17, 18, 25, 28, 28a & 29 of 1987 PA 96 (MCL 125.2317 et seq.) & adds secs. 28d & 28e. TIE BAR WITH: SB 0934'26, SB 0936'26, SB 0937'26	■ Passed chamber	19 May 2026
MI	SB 938	Individual income tax: credit; credit for the sale of mobile home park or seasonal mobile home to residents or resident's association or cooperative; provide for. Amends 1967 PA 281 (MCL 206.1 - 206.847) by adding	■ Passed chamber	19 May 2026

State	Bill	Title	Current status	Last action
		secs. 281 & 678. TIE BAR WITH: SB 0937'26		
MN	HF 3410	Provisions related to redemption in an eviction action for nonpayment of rent amended. Eviction procedure Companion: MN SF 3599	In committee	25 March 2026
MN	HF 3424	Notice requirements for an eviction action for nonpayment of rent amended. Eviction procedure Companion: MN SF 3598	In committee	25 March 2026
MN	HF 3639	Landlords prohibited from listing the name of a minor child of a tenant in a lease or eviction complaint. Eviction procedure	In committee	25 February 2026
MN	HF 3640†	Right of a prospective tenant to view rental unit established. Fees, screening and rent pricing Companion: MN SF 3565	In committee	30 April 2026
MN	HF 3809	Listing a minor as a defendant prohibited in an eviction action, and expedited eviction process requirements modified. Eviction procedure	■ Passed committee	15 April 2026
MN	HF 3972	Short-term rental guarantees and reimbursement insurance policies provided and regulated. Short-term rentals Companion: MN SF 4157	■ Passed chamber	5 May 2026

State	Bill	Title	Current status	Last action
MN	HF 3981	Process for a termination of lease upon the death or infirmity of a tenant modified. Eviction procedure Companion: MN SF 4369	In committee	5 March 2026
MN	HF 4443	Requirements for prorated rent to include an incomplete first month of rent modified. Rent caps and stabilization Companion: MN SF 5307	In committee	23 March 2026
MN	HF 4607†	City rental housing licensing authority limited. Habitability and repairs	In committee	23 March 2026
MN	HF 4726	Court permitted to stay certain writs of recovery for up to 15 days. Eviction procedure Companion: MN SF 3851	In committee	26 March 2026
MN	HF 4811	Eviction proceedings for manufactured home park residents modified. Eviction procedure Companion: MN SF 4909	In committee	22 April 2026
MN	HF 4834†	Restrictions on a tenant's ability to participate in a class action prohibited, and civil remedies provided. Fees, screening and rent pricing Companion: MN SF 4103	In committee	7 April 2026

State	Bill	Title	Current status	Last action
MN	HF 4835	Tenants provided with a right to repair violations in a residential rental unit, notice required, and tenant permitted to make deductions from rent. Habitability and repairs Companion: MN SF 4105	In committee	7 April 2026
MN	HF 4887	Lease termination permitted upon loss of income of tenant. Eviction procedure Companion: MN SF 4947	In committee	9 April 2026
MN	HF 4960	Duration for landlord's duty to furnish heat increased. Habitability and repairs Companion: MN SF 4104, MN SF 5285	In committee	16 April 2026
MN	SF 2298	Omnibus Housing and Homelessness Prevention policy and appropriations Companion: MN HF 1142, MN HF 1385, MN HF 1433, MN HF 1471, MN HF 1605, MN HF 1629, MN HF 1648, MN HF 1854, MN HF 2021, MN HF 2123, MN HF 2261, MN HF 2966, MN HF 2974, MN HF 3245, MN HF 997, MN SF 1036, MN SF 1205, MN SF 1207, MN SF 1208, MN SF 1416, MN SF 1565, MN SF 1652, MN SF 1671, MN SF 1685, MN SF 2097, MN SF 2266, MN SF 2287, MN SF 2421, MN SF 2629, MN SF 2691, MN SF 2807, MN SF 726	■ Enacted	23 May 2025
MN	SF 3596	Onetime emergency rental assistance aid for counties and Tribal governments establishment and	■ Passed chamber	12 March 2026

State	Bill	Title	Current status	Last action
		appropriation Companion: MN HF 4378, MN SF 4327, MN SF 4514		
MN	SF 4145†	Landlords prohibition from listing the name of a minor child of a tenant in a eviction complaint Eviction procedure	Passed committee	23 March 2026
MN	SF 4171	Vacating tenants submetered utility service final billing provision and payment of rent by tenants provisions modifications Eviction procedure Companion: MN HF 3951	Enacted	1 August 2026
MN	SF 4182†	Local moratoriums permission on evictions based on nonpayment of rent Eviction procedure	In committee	5 March 2026
MN	SF 4537	Expedited eviction process requirements modifications Eviction procedure	Passed committee	7 April 2026
MN	SF 5128†	Agents appearance on behalf of corporations and limited liability companies in eviction actions authorization provision Eviction procedure	In committee	14 April 2026
MO	HB 1086†	Modifies provisions relating to the classification of certain residential real property used for short-term rentals Short-term rentals	Passed chamber	1 May 2025
MO	HB 1316†	Prohibits political subdivisions from requiring registration of residential	Passed committee	9 May 2025

State	Bill	Title	Current status	Last action
		property used for rental purposes Habitability and repairs		
MO	HB 1488	Allows landlords to apportion charges to tenants for water and sewer utility service	In committee	15 May 2025
MO	HB 1564	Establishes provisions relating to purpose-built student housing	In committee	15 May 2025
MO	HB 1768	Modifies provisions relating to the classification of certain residential real property used for short-term rentals Short-term rentals	Passed chamber	15 May 2026
MO	HB 1954	Adds provisions relating to a landlord failing to remedy a condition that would materially affect the health and safety of a tenant Habitability and repairs	In committee	15 May 2026
MO	HB 2060†	Modifies provisions relating to the classification of certain residential real property used for short-term rentals Short-term rentals	Passed committee	4 March 2026
MO	HB 2105	Allows landlords to apportion charges to tenants for water and sewer utility service	Passed chamber	6 May 2026
MO	HB 2344	Modifies laws regarding public nuisances	In committee	15 May 2026
MO	HB 2499†	Establishes provisions relating to purpose-built student housing	In committee	15 May 2026

State	Bill	Title	Current status	Last action
MO	HB 253†	Adds provisions relating to a landlord failing to remedy a condition that would materially affect the health and safety of a tenant Habitability and repairs	In committee	15 May 2025
MO	HB 2595	Authorizes a transient guest tax for tourism purposes upon voter approval in cities of the third classification operating under the city manager form of government	In committee	15 May 2026
MO	HB 2725	Modifies property disclosure requirements with respect to radioactive or hazardous material Habitability and repairs	In committee	15 May 2026
MO	HB 2856	Sets a cap on rental application fees charged by a landlord from a prospective tenant Fees, screening and rent pricing	In committee	15 May 2026
MO	HB 2917†	Creates the senior tenant bill of rights Rent caps and stabilization, Eviction procedure, Habitability and repairs	In committee	15 May 2026
MO	HB 2996	Establishes limits on residential rent increases during lease renewal Rent caps and stabilization	In committee	15 May 2026
MO	HB 3016	Establishes and modifies provisions relating to landlords and tenants	In committee	15 May 2026

State	Bill	Title	Current status	Last action
MO	HB 3047†	Prohibits a landlord from evicting a tenant who is a veteran unless illegal conduct occurs on the premises Eviction procedure	In committee	15 May 2026
MO	HB 3071	Modifies provisions relating to a premises contaminated with radioactive material or other hazardous material Habitability and repairs	In committee	15 May 2026
MO	HB 343	Prohibits local governments from requiring private property owners to accept Section 8 vouchers Fees, screening and rent pricing	■ Passed committee	29 January 2025
MO	HB 823†	Prohibits a landlord from evicting a tenant who is a veteran unless illegal conduct occurs on the premises Eviction procedure	In committee	15 May 2025
MO	HB 938	Establishes provisions relating to the reporting of positive rental payment information to a consumer reporting agency Fees, screening and rent pricing	In committee	15 May 2025
MO	SB 1684	Creates the "Missouri Residential Sale Leaseback Protection" act Habitability and repairs	In committee	16 April 2026
MO	SB 1741	Modifies provisions relating to rental protections for victims of domestic violence Eviction procedure	In committee	7 May 2026

State	Bill	Title	Current status	Last action
MO	SS SB 834	SS/SB 834 - This act creates new provisions relating to mortgage modifications. MISSOURI RESIDENTIAL SALE LEASEBACK PROTECTION ACT (Section 442.920) The act creates the "Missouri Residential Sale Leaseback Protection" act, which regulates sale leasebacks. A sale leaseback... Fees, screening and rent pricing, Habitability and repairs	Passed chamber	24 March 2026
MP	HB 24-32†	To establish a tax on transient accommodations and to regulate the operation of short-term rentals in the Commonwealth; and for other purposes. Short-term rentals	In committee	15 August 2025
MS	HB 1200	"Real Property Owners Protection Act"; create.	Enacted	10 April 2025
MS	HB 1352	Landlord/tenant; extend notice of rental termination for nonpayment of rent. Eviction procedure	In committee	4 February 2025
MS	HB 1369	Evictions; reduce time for. Eviction procedure Companion: MS HB 1421	In committee	4 February 2025
MS	HB 1479	Sharia law; prohibit use in contracts and MS law.	In committee	3 February 2026

State	Bill	Title	Current status	Last action
MS	HB 1837	Noxubee County; authorize tax on short term rentals to promote tourism, parks and recreation within. Short-term rentals	■ Enacted	6 April 2026
MS	HB 499	Landlord tenant provisions; revise time periods for eviction and removal. Eviction procedure	In committee	3 February 2026
MS	HB 790	Trespassers; clarify no rights for.	In committee	4 February 2025
MS	HB 840	Landlord Tenant Law; revise duties for repair of defects by tenant. Habitability and repairs	In committee	4 February 2025
MS	SB 2012†	Justice court; increase jurisdictional limit for residential evictions. Eviction procedure	In committee	3 February 2026
MS	SB 2328	Real property; clarify eviction procedures, provide procedure for removal from RV parks. Eviction procedure	■ Enacted	10 April 2025
MT	HB 277	Require a minimum lease term for mobile home lot rentals	Dead	20 May 2025
MT	HB 304	Revise security deposit laws to provide tenants more information and time Security deposits	Dead	20 May 2025
MT	HB 305	Establish the mobile home park dispute resolution program	Dead	20 May 2025

State	Bill	Title	Current status	Last action
		Rent caps and stabilization, Eviction procedure		
MT	HB 306	Provide tax credit to landlords that rent for below market rate	Dead	20 May 2025
MT	HB 311	Require the refund of rental application fees Fees, screening and rent pricing	■ Enacted	5 May 2025
MT	HB 444	Generally revise tenant landlord laws	■ Enacted	16 May 2025
MT	HB 800	Revise landlord and tenant laws	Dead	20 May 2025
MT	HB 802	Revise zoning laws related to the rental of a primary residence	Dead	20 May 2025
MT	HB 810	Revise tenant landlord laws Companion: MT HB 776	■ Enacted	12 June 2025
MT	HB 873	Create a mobile home park emergency relocation account	Dead	20 May 2025
MT	HJ 41	Study resolution on the landlord tenant act and mobile home lot rental act	Dead	20 May 2025
MT	LC 1007	Revise laws related to short-term rentals Short-term rentals	Introduced	17 February 2025
MT	LC 1073	Establishing the keep Montanans housed act Rent caps and stabilization, Eviction procedure	Introduced	24 February 2025
MT	LC 1237†	Generally revise laws regarding short term rentals	Dead	24 May 2025

State	Bill	Title	Current status	Last action
		Short-term rentals		
MT	LC 1284†	Revise landlord tenant laws	Dead	24 May 2025
MT	LC 155†	Generally revise state rental laws	Dead	22 May 2025
MT	LC 1609†	Generally revise renters rights laws Companion: MT LC 1615	Dead	26 May 2025
MT	LC 1666	Require the refund of rental application fees Fees, screening and rent pricing	Introduced	23 January 2025
MT	LC 1670†	Generally revise rental laws Companion: MT LC 1697	Dead	26 May 2025
MT	LC 1921	Require the refund of certain residential lease application fees Fees, screening and rent pricing	Introduced	17 February 2025
MT	LC 1958	Revise security deposit laws to provide tenants more information and time Security deposits	Introduced	22 January 2025
MT	LC 1959	Establish the mobile home park dispute resolution program Eviction procedure, Habitability and repairs	Introduced	22 January 2025
MT	LC 2003	Revise emotional support animal laws	Introduced	14 January 2025
MT	LC 2168†	Revise landlord laws	Dead	22 May 2025
MT	LC 2200†	Revise laws related to landlords and tenants and local governments	Dead	22 May 2025

State	Bill	Title	Current status	Last action
MT	LC 2346	Revise laws related to short-term rentals Short-term rentals	Dead	20 May 2025
MT	LC 2508†	Provide for refunds of residential lease application fees Fees, screening and rent pricing	Dead	26 May 2025
MT	LC 2509	Create a mobile home park emergency relocation account	Introduced	25 March 2025
MT	LC 2518†	Generally revise landlord tenant laws Companion: MT LC 2519, MT LC 3246, MT LC 3393, MT LC 3792	Dead	22 May 2025
MT	LC 2520†	Generally revise laws related to mobile home parks Companion: MT LC 2521	Dead	22 May 2025
MT	LC 3177	Require a minimum lease term for mobile home lot rentals Rent caps and stabilization, Eviction procedure	Introduced	15 January 2025
MT	LC 3243	Provide tax credit to landlords that rent for below market rate	Introduced	23 January 2025
MT	LC 3247†	Generally revise mobile home lot rental laws Rent caps and stabilization, Eviction procedure	Dead	27 May 2025
MT	LC 3253	Generally revise residential landlord and tenant laws	Introduced	24 February 2025

State	Bill	Title	Current status	Last action
MT	LC 3395†	Generally revise laws on short and long-term rentals Short-term rentals	Dead	27 May 2025
MT	LC 3396†	Generally revise laws related to residential rentals Companion: MT LC 3397	Dead	27 May 2025
MT	LC 3415†	Generally revise short-term rental laws Short-term rentals	Dead	27 May 2025
MT	LC 3677†	Revise taxation laws to classify short term rentals as commercial property Short-term rentals	Dead	20 May 2025
MT	LC 3786†	Establish a tenant bill of rights	Dead	23 May 2025
MT	LC 3789†	Interim study of the landlord tenant act	Dead	20 May 2025
MT	LC 3794†	Generally revise landlord-tenant laws Eviction procedure, Security deposits, Habitability and repairs	Dead	23 May 2025
MT	LC 3982†	Revise landlord tenant laws to provide for disclosure of screening process Fees, screening and rent pricing	Dead	22 May 2025
MT	LC 4039	Revise landlord and tenant laws	Introduced	24 February 2025
MT	LC 4057†	Generally revise laws related to landlords and tenants	Dead	22 May 2025
MT	LC 4089†	Revise short-term rental laws Short-term rentals	Dead	22 May 2025
MT	LC 4106	Study resolution on the landlord tenant act and	Introduced	30 March 2025

State	Bill	Title	Current status	Last action
		mobile home lot rental act		
MT	LC 526†	Refund rental application fee Fees, screening and rent pricing	Dead	22 May 2025
MT	LC 547†	Revise requirements for rental security deposit refund Security deposits	Dead	22 May 2025
MT	LC 692	Revise tenant moveout laws Security deposits	Introduced	8 January 2025
MT	LC 698†	Generally revise short term rental laws Short-term rentals	Dead	22 May 2025
MT	LC 878	Study resolution on property management licensing and practice	Introduced	11 April 2025
MT	LC 879	Revise tenant landlord laws	Introduced	26 February 2025
MT	LC 880	Generally revise tenant landlord laws Eviction procedure, Security deposits, Habitability and repairs	Introduced	7 February 2025
MT	LC 881†	Generally revise tenant landlord laws Companion: MT LC 882, MT LC 883	Dead	23 May 2025
MT	SB 126	Revise tenant moveout laws Security deposits	Dead	23 May 2025
MT	SB 149	Revise emotional support animal laws	■ Enacted	8 May 2025
MT	SB 336	Revise laws related to short-term rentals Short-term rentals	Dead	23 May 2025

State	Bill	Title	Current status	Last action
MT	SB 421	Require the refund of certain residential lease application fees Fees, screening and rent pricing	Dead	23 May 2025
MT	SB 501	Establishing the Keep Montanans Housed Act Eviction procedure	Dead	23 May 2025
NC	HB 1102	Fuel Gas Safety Act.	In committee	8 June 2026
NC	HB 267	Expunging Certain Eviction Records. Eviction procedure	In committee	5 March 2025
NC	HB 404	Fair and Affordable Housing Act.	In committee	17 March 2025
NC	HB 737	DOI Omnibus Bill.	■ Enacted	1 July 2025
NC	HB 879†	Air Conditioning for Rental Properties. Habitability and repairs	In committee	10 April 2025
NC	HB 970	Preventing Algorithmic Rent Fixing. Fees, screening and rent pricing	In committee	14 April 2025
NC	HB 990	Notice Requirements for Landlord Fees. Fees, screening and rent pricing	In committee	14 April 2025
NC	SB 1027	Extreme Heat/Ban Utility Disconnections. Habitability and repairs	In committee	5 May 2026
NC	SB 1055	Carolina Housing Promise Act. Companion: NC SB 736	In committee	6 May 2026

State	Bill	Title	Current status	Last action
NC	SB 291	Regulation of Short-Term Rentals. Short-term rentals	In committee	17 March 2025
NC	SB 395	Disaster Relief Eviction Moratorium Act. Eviction procedure	In committee	25 March 2025
NC	SB 518	Mobile Home Park Act.	In committee	26 March 2025
NC	SB 569	Eviction Record Expunction Act. Eviction procedure	In committee	26 March 2025
NC	SB 71	Expedited Removal of Unauthorized Persons. Eviction procedure	In committee	12 February 2025
ND	HB 1272	A BILL for an Act to create and enact a new section to chapter 47-16 of the North Dakota Century Code, relating to move-in and post move-out inspections of leased property; and to amend and reenact section 47-16-07.1 of the North Dakota Century Code, relating to tenant security... Security deposits	■ Passed committee	7 February 2025
ND	HB 1395†	A BILL for an Act to create and enact a new section to chapter 47-16 of the North Dakota Century Code, relating to landlords and criminal background checks. Fees, screening and rent pricing	■ Passed chamber	28 March 2025
ND	HB 1496	A BILL for an Act to amend and reenact section 47-16-13.1 of the North Dakota	■ Passed chamber	25 March 2025

State	Bill	Title	Current status	Last action
		Century Code, relating to landlord obligations owed to a tenant. Habitability and repairs		
ND	HB 1610†	AN ACT to create and enact a new section to chapter 47-16 of the North Dakota Century Code, relating to prohibited lease provisions in a contract to lease real property.	■ Enacted	2 April 2025
ND	SB 2237	A BILL for an Act to create and enact a new section to chapter 34-05 and a new subsection to section 34-05-01.3 of the North Dakota Century Code, relating to the labor commissioner's oversight of certain landlord-tenant disputes.	■ Passed committee	4 February 2025
ND	SB 2238†	AN ACT to create and enact a new section to chapter 47-32 of the North Dakota Century Code, relating to sealing of eviction records. Eviction procedure	■ Enacted	27 March 2025
ND	SB 2366	A BILL for an Act to amend and reenact section 47-32-02 of the North Dakota Century Code, relating to the contents of a notice of intention to evict. Eviction procedure	■ Passed committee	5 February 2025
ND	SB 2385	AN ACT to create and enact a new chapter to title 23 and a new section to chapter 47-32 of the North Dakota Century Code, relating to	■ Enacted	24 April 2025

State	Bill	Title	Current status	Last action
		receivers for mobile home parks and a defense to an eviction from a mobile home; to amend and reenact sections 23-10-03, 23-10-04, 23-10-06... Eviction procedure, Habitability and repairs		
NE	LB 1007†	Prohibit a landlord from keeping a security deposit when a rental agreement is not signed and prohibit nondisclosure terms in rental agreements Security deposits	Dead	17 April 2026
NE	LB 101	Provide a right to trial by jury under the Uniform Residential Landlord and Tenant Act Eviction procedure	Dead	17 April 2026
NE	LB 1230	Provide for mobile homes in the Disposition of Personal Property Landlord and Tenant Act and change provisions relating to certificates of title for mobile homes Eviction procedure, Security deposits	Dead	17 April 2026
NE	LB 17	Prohibit certain fees by residential landlords and require notices and disclosures of consumer reports Fees, screening and rent pricing	Dead	17 April 2026
NE	LB 185	Provide for electronic delivery of notices and documents under the Uniform Residential Landlord	■ Enacted	8 April 2025

State	Bill	Title	Current status	Last action
		and Tenant Act and the Mobile Home Landlord and Tenant Act		
NE	LB 235	Change deadlines for trials for actions for possession and execution of writs of restitution under the Uniform Residential Landlord and Tenant Act Eviction procedure	Dead	17 April 2026
NE	LB 266	Prohibit political subdivisions from enacting ordinances which have the effect of imposing rent controls on private property Rent caps and stabilization	■ Enacted	8 April 2025
NE	LB 267	Provide for removal from a rental agreement of a cotenant or occupant who has committed domestic violence, require landlords to change locks, and provide landlords with related powers and duties Eviction procedure	Dead	17 April 2026
NE	LB 469	Require the State Court Administrator to develop a form to be included by landlords in residential eviction notices concerning resources for tenants Eviction procedure	Dead	17 April 2026
NE	LB 506	Adopt the Landlord and Tenant Radon Awareness Act Habitability and repairs	Dead	17 April 2026
NE	LB 587	Change provisions relating to tenants' remedies under the	Dead	17 April 2026

State	Bill	Title	Current status	Last action
		Uniform Residential Landlord and Tenant Act Habitability and repairs		
NE	LB 80	Adopt the Protection Orders Act, require reporting of child abuse and neglect involving military families, provide for domestic violence victims to change rental agreements and request the changing of locks, and change provisions related to landlords and tenants Eviction procedure	■ Enacted	6 June 2025
NE	LB 809	Prohibit political subdivisions from enacting certain ordinances relating to landlords Rent caps and stabilization	Dead	17 April 2026
NE	LB 880†	Prohibit residential landlords from prohibiting or charging extra fees for tenants' payments made by automated clearinghouse transfer Fees, screening and rent pricing	Dead	17 April 2026
NE	LB 92	Adopt the Residential Tenant Clean Slate Act Eviction procedure	Dead	17 April 2026
NE	LB 980	Change provisions of the Uniform Residential Landlord and Tenant Act relating to waivers of jury trials and summonses and provide for summary judgment and expedited proceedings Eviction procedure	Dead	17 April 2026

State	Bill	Title	Current status	Last action
NE	LR 244	Interim study to examine the state of housing for individuals returning home from incarceration in Omaha	In committee	25 September 2025
NH	HB 1112	relative to snow removal responsibilities in lease agreements.	■ Enacted	9 July 2026
NH	HB 1171	relative to eviction safeguards for tenants whose Social Security payments are disrupted. Eviction procedure	Dead	16 March 2026
NH	HB 1218	relative to the disclosure of rights and responsibilities during the sale of a mobile home in a mobile home park.	Dead	4 March 2026
NH	HB 1336	relative to regulated conditional deposits. Security deposits	■ Vetoed	19 August 2026
NH	HB 1371	prohibiting application fees for residential rental agreements. Fees, screening and rent pricing	Dead	19 February 2026
NH	HB 1375	prohibiting landlords from charging more than one application fee per tenant every 12 months. Fees, screening and rent pricing	Dead	4 March 2026
NH	HB 1499	relative to additional grounds for eviction under the landlord and tenant statute, relative to the responsibility of local school districts to provide meals to students during school hours, and reimbursing schools for	■ Enacted	2 June 2026

State	Bill	Title	Current status	Last action
		meals provided to students at no cost and making an... Eviction procedure		
NH	HB 1553	relative to pet-related fees and rent in residential tenancies. Fees, screening and rent pricing	Dead	19 February 2026
NH	HB 1598	relative to notice and proceedings for tenants and landlords engaged in eviction processes. Eviction procedure	■ Enacted	16 July 2026
NH	HB 1612	relative to the use of price-fixing websites, algorithms, or other software by landlords. Fees, screening and rent pricing	Dead	20 August 2026
NH	HB 309†	relative to making electronic rent payments optional.	■ Enacted	22 July 2025
NH	HB 351†	requiring landlords to give tenants of at-will tenancies at least 60-days notice to evict. Eviction procedure	Dead	20 March 2025
NH	HB 444†	relative to a tenant's right to notification prior to the sale of a multi-family home.	Dead	6 February 2025
NH	HB 558	creating a public county registry of the monthly rent charged by landlords for each owned unit and prohibiting landlords from using algorithms or software to determine rental rates. Fees, screening and rent pricing	Dead	20 March 2025

State	Bill	Title	Current status	Last action
NH	HB 60	relative to the termination of tenancy at the expiration of the tenancy or lease term. Eviction procedure	Enacted	11 August 2025
NH	HB 628†	prohibiting landlords from discriminating against prospective tenants holding certain vouchers under the housing choice voucher program. Fees, screening and rent pricing	Dead	20 March 2025
NH	HB 65	directing landlords to offer tenants the option of reporting rental payments to consumer reporting agencies. Fees, screening and rent pricing	In committee	5 October 2026
NJ	A 1078	Requires distribution of certain eviction prevention information. Eviction procedure Companion: NJ S 1842	In committee	13 January 2026
NJ	A 1079	Creates Statewide right to counsel program in certain eviction proceedings, and appropriates $20,000,000. Eviction procedure	In committee	9 January 2024
NJ	A 1265	Revises definition of "landlord" to include rooming and boarding house owners and operators with regard to ordinances holding landlords to certain standards of responsibility. Habitability and repairs Companion: NJ S 1698	In committee	13 January 2026

State	Bill	Title	Current status	Last action
NJ	A 1303	Prohibits landlord from considering certain actions in tenant screening; clarifies that rent receivership action does not require rent deposit and may be based on implied warranty of habitability. Fees, screening and rent pricing, Habitability and repairs	In committee	13 January 2026
NJ	A 1308	Requires landlord to provide written explanation for rent increase. Rent caps and stabilization	In committee	13 January 2026
NJ	A 1412	"Neighborhood Protection and Housing Affordability Act"; prohibits short-term rental of transient accommodations in exclusively residential zones unless authorized by municipality. Short-term rentals	In committee	13 January 2026
NJ	A 152	Authorizes imposition of additional fines for overcrowding. Habitability and repairs	In committee	13 January 2026
NJ	A 1607	Creates the "Mold Safe Housing Act." Habitability and repairs Companion: NJ S 760	In committee	13 January 2026
NJ	A 1669	Requires landlord to attach certificate of inspection or occupancy to residential lease. Habitability and repairs	In committee	13 January 2026

State	Bill	Title	Current status	Last action
NJ	A 1694	Criminalizes owner or landlord knowingly renting dwelling to tenant that is illegal occupancy which causes serious bodily injury to or death of another person. Habitability and repairs	In committee	9 January 2024
NJ	A 1703	Establishes confidentiality of landlord-tenant court records; addresses adverse actions on rental applications. Eviction procedure, Fees, screening and rent pricing	In committee	9 January 2024
NJ	A 1744	Establishes confidentiality of landlord-tenant court records; addresses adverse actions on rental applications. Eviction procedure, Fees, screening and rent pricing Companion: NJ S 402	In committee	13 January 2026
NJ	A 1766	Establishes guidelines for creditworthiness determinations concerning affordable housing programs.	In committee	13 January 2026
NJ	A 1790	Designates drug court program as the "special probation recovery court program" in statutes. Companion: NJ A 3157	In committee	13 January 2026
NJ	A 1793	Prohibits landlords from requiring rent to be paid by certain means of payment or at any off-site location.	In committee	9 January 2024
NJ	A 1805	Requires establishment of residential rental habitability database and provides	In committee	9 January 2024

State	Bill	Title	Current status	Last action
		certain penalties and causes of action concerning residential leases. Habitability and repairs		
NJ	A 1925	Establishes "Security Deposit Assistance Pilot Program" in Passaic, Union, Essex, Hudson, Gloucester, Atlantic, Camden, and Mercer counties; appropriates $400,000. Security deposits Companion: NJ S 1050	In committee	13 January 2026
NJ	A 1991	Restricts landlord from imposing charge on applicant or tenant for keeping pets in residential rental units. Fees, screening and rent pricing Companion: NJ S 1466	In committee	13 January 2026
NJ	A 2081	Prohibits landlords from requiring rent to be paid by certain means of payment or at any off-site location.	In committee	13 January 2026
NJ	A 2089	Requires establishment of residential rental habitability database and provides certain penalties and causes of action concerning residential leases. Habitability and repairs	In committee	13 January 2026
NJ	A 2106	Limits amount of residential rental property application fee; establishes penalty. Fees, screening and rent pricing	In committee	13 January 2026
NJ	A 2134	Concerns protection of tenants displaced by fire. Eviction procedure	In committee	13 January 2026

State	Bill	Title	Current status	Last action
NJ	A 2208	Extends time period for tenants receiving federal housing choice voucher program assistance to locate new housing after landlord sells property. Eviction procedure	■ Passed chamber	6 January 2026
NJ	A 2275	Establishes "Guaranteed Rental Payment Pilot Program" for certain low-income tenants; appropriates $10,000,000.	In committee	9 January 2024
NJ	A 2299	Prohibits use and sale of algorithmic devices for setting rent price or occupancy of residential dwelling units. Fees, screening and rent pricing Companion: NJ A 3989	In committee	13 January 2026
NJ	A 2421	Establishes "Security Deposit Assistance Pilot Program" in Passaic, Union, Essex, Hudson, Gloucester, Atlantic, Camden, and Mercer counties; appropriates $400,000. Security deposits	In committee	9 January 2024
NJ	A 2518	Establishes distinction between residential tenant and other occupants of hotel or motel for purpose of determining permitted removal actions. Eviction procedure	In committee	13 January 2026
NJ	A 2589	Establishes confidentiality of court records of landlord-tenant disputes after five	In committee	13 January 2026

State	Bill	Title	Current status	Last action
		years. Eviction procedure		
NJ	A 2592	Requires landlords to provide tenants with certain notice concerning conditions that may cause damage or hazards on rental property. Habitability and repairs Companion: NJ S 2666	In committee	13 January 2026
NJ	A 2618	Concerns credit inquiries for rental applications. Fees, screening and rent pricing	In committee	13 January 2026
NJ	A 2622	Establishes Rent Control Enforcement Unit in DCA; authorizes residential tenant to petition for review of alleged violation of local rent restriction. Rent caps and stabilization Companion: NJ S 3096	In committee	13 January 2026
NJ	A 2627	Prohibits residential landlord from imposing certain surcharges for rent payments. Fees, screening and rent pricing Companion: NJ S 3095	In committee	13 January 2026
NJ	A 2684	Increases, from 18 percent to 30 percent, amount of rent constituting property taxes for purposes of gross income tax deduction for certain tenants.	In committee	13 January 2026
NJ	A 2810	Creates New Jersey Servicemembers' Civil Relief Act.	In committee	13 January 2026

State	Bill	Title	Current status	Last action
NJ	A 2929	Requires disclosure of lead drinking water hazards to tenants of residential units; prohibits landlords from obstructing replacement of lead service lines; concerns testing of certain property for lead drinking water hazards.* Habitability and repairs	Enacted	19 September 2025
NJ	A 2938	Requires landlords of certain properties providing child care services who refuse lead service line replacements to install and maintain water filters. Habitability and repairs	In committee	9 January 2024
NJ	A 3102	Expands definition of landlords required to provide receipt for rent cash payment made by tenant. Companion: NJ S 414	In committee	13 January 2026
NJ	A 3112	Requires public water systems and landlords to provide certain notice of elevated perfluoroalkyl or polyfluoroalkyl substances levels in drinking water; requires DEP to establish educational program. Habitability and repairs Companion: NJ S 1222	In committee	13 January 2026
NJ	A 3121	Requires notification of rent leveling controls at time of closing of real estate transaction.	Passed committee	29 October 2026

State	Bill	Title	Current status	Last action
NJ	A 3149	Requires minimum temperature in senior citizen housing projects to be maintained at 70 degrees from October 1 to May 1.	In committee	9 January 2024
NJ	A 3259	Requires landlords to provide tenants with certain notice concerning conditions that may cause damage or hazards on rental property. Habitability and repairs	In committee	9 January 2024
NJ	A 3263	Establishes the "Safe and Sanitary Rental Housing Act." Habitability and repairs	In committee	9 January 2024
NJ	A 3279	Creates Statewide right to counsel program in certain eviction proceedings, and appropriates $20,000,000. Eviction procedure	In committee	13 January 2026
NJ	A 3280	Mandates renter's insurance for individuals leasing dwelling units.	In committee	13 January 2026
NJ	A 3282	Revises "Homelessness Prevention Program"; requires new charge for filing of eviction action.* Eviction procedure	In committee	15 May 2025
NJ	A 3288	Removes initial mortgage period on new construction from exemptions to municipal rent control and rent leveling ordinances. Rent caps and stabilization	In committee	9 January 2024

State	Bill	Title	Current status	Last action
NJ	A 3289	Establishes Statewide limitation on rent increases. Rent caps and stabilization	In committee	9 January 2024
NJ	A 3290	Allows certain senior citizens to apply for rent increase limit. Rent caps and stabilization	In committee	9 January 2024
NJ	A 3290	Extends time period for tenants receiving federal housing choice voucher program assistance to locate new housing after landlord sells property. Eviction procedure	In committee	13 January 2026
NJ	A 3326	Makes use of algorithmic systems to influence price and supply of residential rental units unlawful. Fees, screening and rent pricing Companion: NJ S 2624	In committee	13 January 2026
NJ	A 3328	Establishes certain notice and compensation requirements for residential tenant displaced for purpose of renovation. Eviction procedure Companion: NJ S 4169	In committee	9 January 2024
NJ	A 3329	Requires landlord to provide various kitchen appliances in certain dwelling units offered for rent. Habitability and repairs	In committee	9 January 2024
NJ	A 3361	Establishes limit on rent increase for certain dwelling sites for modular or industrialized buildings or	■ Enacted	1 July 2025

State	Bill	Title	Current status	Last action
		manufactured homes.* Rent caps and stabilization		
NJ	A 3362	Prohibits landlord from considering certain actions in tenant screening; clarifies that rent receivership action does not require rent deposit and may be based on implied warranty of habitability. Fees, screening and rent pricing, Habitability and repairs	In committee	29 January 2024
NJ	A 3363	Establishes centralized directory for affordable housing, and housing for senior citizens and veterans.*	■ Passed committee	22 May 2025
NJ	A 3403	Limits increases to certain recurring fees charged to residential tenant. Fees, screening and rent pricing	In committee	13 January 2026
NJ	A 3439	Requires owners of multiple dwellings with at least nine units to provide certain maintenance services; permits municipalities to require owners of multiple dwellings with six to eight units to provide these services. Habitability and repairs	In committee	1 February 2024
NJ	A 3445	Allows for the establishment of a "County Tenant Legal Assistance Program" in each county; requires portion of the administrative fee for residential mortgage execution sales fund the program.	In committee	1 February 2024

State	Bill	Title	Current status	Last action
		Eviction procedure Companion: NJ S 4202		
NJ	A 3469	Establishes "Guaranteed Rental Payment Pilot Program" for certain low-income tenants; appropriates $10,000,000.	In committee	13 January 2026
NJ	A 3481	Revises "Homelessness Prevention Program"; requires new charge for filing of eviction action. Eviction procedure	■ Passed chamber	28 September 2026
NJ	A 3483	Requires landlord provide various kitchen appliances in certain dwelling units offered for rent. Habitability and repairs	In committee	13 January 2026
NJ	A 3497	Establishes "Forbidding the Algorithmic Inflation of Rent (FAIR) Act." * Fees, screening and rent pricing	■ Enacted	20 July 2026
NJ	A 3498	Authorizes residential tenant action for alleged unconscionable rent increase; appropriates $2 million. Rent caps and stabilization	In committee	13 January 2026
NJ	A 3507	Establishes standards for determining an unconscionable rent increase; excludes from public access landlord tenant records in certain circumstances. Rent caps and stabilization, Eviction procedure	■ Passed chamber	4 May 2026
NJ	A 3564	Establishes four-year "Rent for Credit Pilot Program" in	In committee	13 January 2026

State	Bill	Title	Current status	Last action
		Department of Community Affairs. Companion: NJ S 2746		
NJ	A 3592	Requires landlord to provide written explanation for rent increase. Rent caps and stabilization	In committee	8 February 2024
NJ	A 3702	Criminalizes owner or landlord knowingly renting dwelling to tenant that is illegal occupancy which causes serious bodily injury to or death of another person. Habitability and repairs	In committee	13 January 2026
NJ	A 3741	Provides rental and lease protections for victims of domestic violence, sexual assault, or stalking. Eviction procedure	In committee	22 February 2024
NJ	A 3754	Clarifies and expands landlord registration procedures; creates certain rights for tenants; makes certain changes concerning tenant notifications, inspections, and maintenance in multiple dwellings; permits percentage of affordable housing obligation to be satisfied by certain... Eviction procedure, Habitability and repairs Companion: NJ S 2792	In committee	13 January 2026
NJ	A 3875	Requires notification of pet presence in seasonal rental unit. Companion: NJ S 191	In committee	13 January 2026

State	Bill	Title	Current status	Last action
NJ	A 3994	Enhances oversight of enforcement of municipal rent control and rent leveling ordinances; establishes Rental Control Ombudsman in DCA; appropriates $4 million. Rent caps and stabilization	In committee	13 January 2026
NJ	A 3995	Establishes certain requirements concerning unconscionable rent increases for residential rental properties. Rent caps and stabilization	In committee	13 January 2026
NJ	A 3996	Requires certain record keeping related to municipal rent control compliance; appropriates $2 million. Rent caps and stabilization	In committee	13 January 2026
NJ	A 3997	Prohibits class action waivers in residential rental agreements for claims arising from violations of rent control laws. Rent caps and stabilization	■ Passed committee	22 October 2026
NJ	A 3998	Enhances transparency concerning properties claiming exemption from rent control. Rent caps and stabilization	In committee	13 January 2026
NJ	A 4242	Extends grace periods for rental late charges for certain tenants who receive public assistance payments. Fees, screening and rent pricing	In committee	19 February 2026
NJ	A 4296	Requires development and promulgation of tenant legal resources notice for tenants	In committee	19 February 2026

State	Bill	Title	Current status	Last action
		of certain multiple dwellings. Eviction procedure		
NJ	A 432	Requires landlords to disclose existence of lead service lines and lead water supply plumbing to tenants. Habitability and repairs Companion: NJ S 2192	In committee	13 January 2026
NJ	A 4321	Prohibits late penalties from being made against senior citizen tenants in certain senior citizen rental housing in certain circumstances. Fees, screening and rent pricing	In committee	10 May 2024
NJ	A 4322	Concerns prohibition of certain residential tenant evictions and removals due to residential foreclosure during federal government shutdown. Eviction procedure	In committee	19 February 2026
NJ	A 4326	Prohibits imposition of costs of certain realtor services on residential tenants. Fees, screening and rent pricing	In committee	19 February 2026
NJ	A 4446	Requires notification of pet presence in seasonal rental unit. Short-term rentals	■ Passed chamber	30 January 2025
NJ	A 4470	Amends rent receivership statute to provide that court shall appoint receiver under certain conditions; establishes mandatory appointment requirement.* Habitability and repairs	In committee	13 June 2024

State	Bill	Title	Current status	Last action
NJ	A 4492	"Immigrant Tenant Protection Act"; provides certain protections to residential tenants and codifies certain warranty of habitability protections. Eviction procedure, Habitability and repairs	Passed committee	8 June 2026
NJ	A 461	Allows certain senior citizens to apply for rent increase limit. Rent caps and stabilization Companion: NJ S 3049	In committee	13 January 2026
NJ	A 4707	Establishes the "Safe Sanitary Subsidized Rental Housing Bill of Rights."	In committee	16 March 2026
NJ	A 4726	Prohibits fee for keeping emotional support animal in residential rental property. Fees, screening and rent pricing	In committee	16 March 2026
NJ	A 4831	Requires inclusion of information about discriminatory housing practices in Truth in Renting Guide. Fees, screening and rent pricing	In committee	4 May 2026
NJ	A 4856	Expands liability of certain individuals associated with limited liability companies and other commercial entities, when acting as residential landlord.	In committee	4 May 2026
NJ	A 4872	Prohibits certain coordination among residential rental property owners who restrict competition with respect to	Passed chamber	12 January 2026

State	Bill	Title	Current status	Last action
		residential dwelling units.* Fees, screening and rent pricing		
NJ	A 4873	Authorizes residential tenant action in cases of alleged unconscionable rent increase; appropriates $2 million. Rent caps and stabilization	In committee	26 September 2024
NJ	A 489	Codifies and enhances use of breach of implied warranty of habitability as defense to certain eviction actions. Eviction procedure, Habitability and repairs Companion: NJ S 403	In committee	13 January 2026
NJ	A 4893	Establishes the "Safe and Sanitary Rental Housing Act." Habitability and repairs	In committee	7 May 2026
NJ	A 4899	Limits amount of residential rental property application fee; establishes penalty. Fees, screening and rent pricing	■ Passed chamber	12 January 2026
NJ	A 4919	Requires Division of Consumer Affairs to investigate allegations of excessive or discriminatory rent setting on affordable housing. Rent caps and stabilization, Fees, screening and rent pricing	In committee	7 May 2026
NJ	A 4922	Establishes affirmative defense of Social Security hardship in certain eviction actions. Eviction procedure	In committee	7 May 2026
NJ	A 4928	Establishes offense of harassment of residential	In committee	7 May 2026

State	Bill	Title	Current status	Last action
		tenant; expands liability of certain members of limited liability company that own residential rental properties. Eviction procedure		
NJ	A 4936	Establishes Whole-Home Repairs Program in HMFA; appropriates $25 million. Habitability and repairs	In committee	7 May 2026
NJ	A 4957	Specifies inapplicability of "Fair Chance in Housing Act" to county and municipal landlords. Fees, screening and rent pricing	In committee	21 October 2024
NJ	A 4964	Concerns eviction and homelessness prevention; requires new charge for filing for eviction action. Eviction procedure	In committee	15 May 2025
NJ	A 5026†	Codifies and enhances use of breach of implied warranty of habitability as defense to certain eviction actions. Eviction procedure, Habitability and repairs	In committee	14 November 2024
NJ	A 5036	The "Safeguarding Livable Units through Municipal Landlord Oversight and Regulation by DCA" or "SLUMLORD Act"; strengthens habitability protections for residential tenants; appropriates $5 million. Habitability and repairs	In committee	11 May 2026
NJ	A 5126	Requires multiple dwelling building owners to provide	In committee	28 May 2026

State	Bill	Title	Current status	Last action
		notice to tenants and tenant associations of certain sales and provides tenant association with opportunity to purchase multiple dwelling. Companion: NJ S 4244		
NJ	A 5171	Establishes certain water and wastewater utility shutoff protections for tenants. Habitability and repairs Companion: NJ S 4359	In committee	1 June 2026
NJ	A 5172	Requires owner of transient accommodation to be present at transient accommodation during short-term rental; establishes short-term rental agreement limit. Short-term rentals	In committee	1 June 2026
NJ	A 5198	Facilitates changes to certain terms of State or federal tenant-based housing subsidy due to increase in household members, emergency conditions, and financial barriers faced by head-of-household.	In committee	4 June 2026
NJ	A 5263	Permits tenant to make rent payment into escrow account in event of persisting serious hazard in dwelling unit or to make repairs and deduct cost from future rent. Habitability and repairs	In committee	15 June 2026
NJ	A 5264	"Tenants Anti-Retaliation & Anti-Harassment Act"; establishes rebuttable	In committee	15 June 2026

State	Bill	Title	Current status	Last action
		presumption for complaints by tenant of illegal activity by landlord. Habitability and repairs		
NJ	A 5269	Establishes Rent Control Enforcement Unit in DCA; authorizes residential tenant to petition for review of alleged violation of local rent restriction. Rent caps and stabilization	In committee	10 February 2025
NJ	A 5289	Establishes certain protections against deed theft.	■ Passed committee	5 October 2026
NJ	A 5432	Establishes standards for determining an unconscionable rent increase; excludes from public access landlord tenant records in certain circumstances. Rent caps and stabilization, Eviction procedure Companion: NJ S 4280	■ Passed chamber	29 May 2025
NJ	A 5434	"Neighborhood Protection and Housing Affordability Act"; prohibits short-term rental of transient accommodations in exclusively residential zones unless authorized by municipality. Short-term rentals	In committee	20 March 2025
NJ	A 5453	Clarifies and expands landlord registration procedures; creates certain rights for tenants; makes certain changes concerning tenant notifications,	In committee	17 March 2025

State	Bill	Title	Current status	Last action
		inspections, and maintenance in multiple dwellings; permits percentage of affordable housing obligation to be satisfied by certain... Fees, screening and rent pricing, Habitability and repairs		
NJ	A 5544	Establishes distinction between residential tenant and other occupants of hotel or motel for purpose of determining permitted removal actions. Eviction procedure	In committee	10 April 2025
NJ	A 5581	Requires right of first refusal for displaced residential tenants in certain circumstances. Eviction procedure Companion: NJ S 4749	■ In committee	5 October 2026
NJ	A 5585	Concerns senior housing rental property exemption from municipal rent control ordinance. Rent caps and stabilization	■ In committee	5 October 2026
NJ	A 5603	Concerns landlord responsibilities when charging for utilities consumed through shared meter. Habitability and repairs	■ In committee	5 October 2026
NJ	A 5674	Concerns certain mandated lease fees imposed by landlord for residential dwelling units. Fees, screening and rent pricing	■ In committee	19 October 2026

State	Bill	Title	Current status	Last action
NJ	A 5686	"Rental Transparency Act"; requires certain reporting by owner and public availability of rent increase information in multiple dwellings. Rent caps and stabilization	In committee	19 October 2026
NJ	A 5733	Requires Office of Eviction Prevention to publish eviction-related data. Eviction procedure Companion: NJ S 4962	In committee	29 October 2026
NJ	A 5747	Limits increases to certain recurring fees charged to residential tenant. Fees, screening and rent pricing	In committee	12 June 2025
NJ	A 5757	Prohibits residential landlord from imposing certain surcharges for rent payments. Fees, screening and rent pricing	In committee	12 June 2025
NJ	A 5829	Prohibits imposition of costs of certain realtor services on residential tenants. Fees, screening and rent pricing Companion: NJ S 4496	In committee	16 June 2025
NJ	A 585	Concerns application of residential rental property inspection findings in rental assistance determinations and eviction actions. Eviction procedure, Habitability and repairs	In committee	13 January 2026
NJ	A 5924	Concerns protection of tenants displaced by fire. Eviction procedure	In committee	24 July 2025

State	Bill	Title	Current status	Last action
NJ	A 611	"Immigrant Tenant Protection Act." Eviction procedure	In committee	13 January 2026
NJ	A 613	Requires landlords of certain properties providing child care services who refuse lead service line replacements to install and maintain water filters. Habitability and repairs Companion: NJ S 1223	In committee	13 January 2026
NJ	A 6133	The "Safeguarding Livable Units through Municipal Landlord Oversight and Regulation by DCA" or "SLUMLORD Act"; strengthens habitability protections for residential tenants; appropriates $5 million. Habitability and repairs	In committee	4 December 2025
NJ	A 6195	Requires distribution of certain eviction prevention information. Eviction procedure	In committee	8 December 2025
NJ	A 750†	Removes initial mortgage period on new construction from exemptions to municipal rent control and rent leveling ordinances. Rent caps and stabilization Companion: NJ S 3029	In committee	13 January 2026
NJ	A 751	Establishes Statewide limitation on rent increases. Rent caps and stabilization Companion: NJ S 452	In committee	13 January 2026

State	Bill	Title	Current status	Last action
NJ	A 755	Establishes certain notice and compensation requirements for residential tenant displaced for purpose of renovation. Eviction procedure Companion: NJ S 3031	In committee	13 January 2026
NJ	A 837	Requires landlord to attach certificate of inspection or occupancy to residential lease. Habitability and repairs	In committee	9 January 2024
NJ	A 855	Permits municipalities to adopt ordinances to enforce certain landlord code violations as tax liens. Habitability and repairs	In committee	9 January 2024
NJ	A 892	Expands liability of certain individuals associated with limited liability companies and other commercial entities, when acting as residential landlord.	In committee	9 January 2024
NJ	S 1034	Requires disclosure of lead drinking water hazards to tenants of residential units; prohibits landlords from obstructing replacement of lead service lines; concerns testing of certain property for lead drinking water hazards.* Habitability and repairs	■ Passed committee	30 June 2025

State	Bill	Title	Current status	Last action
NJ	S 1210	Provides rental and lease protections for victims of domestic violence, sexual assault, or stalking. Eviction procedure	In committee	13 January 2026
NJ	S 1380	Clarifies radiator cover requirements for residential landlords. Habitability and repairs	In committee	13 January 2026
NJ	S 1507	Increases penalty for landlord in violation of "The Truth-in-Renting Act" from $100 to $1,000; permits tenant to recover reasonable attorney's fees.	In committee	13 January 2026
NJ	S 1776	Clarifies and expands landlord registration procedures; creates certain rights for tenants; makes certain changes concerning tenant notifications, inspections, and maintenance in multiple dwellings; permits percentage of affordable housing obligation to be satisfied by certain... Habitability and repairs	In committee	9 January 2024
NJ	S 1825	"New Jersey Rent-to-Own Rights Protection Act"; protects tenant-buyers in residential rent-to-own agreements.	In committee	13 January 2026

State	Bill	Title	Current status	Last action
NJ	S 2090	Provides for legal representation for residential lessees and tenants in any removal or eviction proceeding. Eviction procedure	In committee	13 January 2026
NJ	S 219	Establishes guidelines for creditworthiness determinations concerning affordable housing programs. Fees, screening and rent pricing	■ Passed chamber	28 May 2026
NJ	S 2191	Expands liability of certain individuals associated with limited liability companies and other commercial entities, when acting as residential landlord.	■ Passed committee	1 October 2026
NJ	S 220	Establishes standards for expiration of rental housing affordability controls. Rent caps and stabilization	In committee	13 January 2026
NJ	S 2208	Requires owners of multiple dwellings with at least nine units to provide certain maintenance services; permits municipalities to require owners of multiple dwellings with six to eight units to provide these services. Habitability and repairs	In committee	13 January 2026

State	Bill	Title	Current status	Last action
NJ	S 258	Prohibits late penalties from being made against senior citizen tenants in certain senior citizen rental housing in certain circumstances. Fees, screening and rent pricing	In committee	13 January 2026
NJ	S 2671	Concerns mortgage and loan forbearance, rent suspension, and consumer reporting during coronavirus disease 2019 pandemic. Rent caps and stabilization	In committee	13 January 2026
NJ	S 2673	Provides mortgage payment relief, income tax relief, consumer reporting protection, and eviction protection for residential property owners, tenants, and other consumers, economically impacted during time of coronavirus disease 2019 pandemic. Eviction procedure	In committee	13 January 2026
NJ	S 268	Revises "Homelessness Prevention Program"; requires new charge for filing of eviction action.* Eviction procedure	In committee	12 May 2025
NJ	S 2688	Extends grace periods for rental late charges for certain tenants who receive public assistance payments. Fees, screening and rent pricing	In committee	13 January 2026
NJ	S 2726	Concerns prohibition of certain residential tenant evictions and removals due to residential foreclosure during federal government	In committee	13 January 2026

State	Bill	Title	Current status	Last action
		shutdown. Eviction procedure		
NJ	S 279	Establishes confidentiality of landlord-tenant court records; addresses adverse actions on rental applications. Eviction procedure, Fees, screening and rent pricing	■ Passed committee	10 November 2025
NJ	S 2791	Establishes the "Safe Sanitary Subsidized Rental Housing Bill of Rights."	In committee	13 January 2026
NJ	S 290	Extends protected tenancy period for certain tenants who are senior citizens and certain tenants with disabilities. Eviction procedure	■ Passed chamber	30 January 2025
NJ	S 2949	Concerns inspection information distribution; provides DCA and property management entities with certain responsibility to provide and maintain contact information for owners of residential rental property and planned real estate development associations. Habitability and repairs	In committee	13 January 2026
NJ	S 2953	Establishes limit on rent increase for certain dwelling sites for modular or industrialized buildings or manufactured homes. Rent caps and stabilization	■ Passed committee	24 March 2025
NJ	S 2958	The "Safeguarding Livable Units through Municipal Landlord Oversight and	In committee	13 January 2026

State	Bill	Title	Current status	Last action
		Regulation by DCA" or "SLUMLORD Act"; strengthens habitability protections for residential tenants; appropriates $5 million. Habitability and repairs		
NJ	S 2970	Requires residential landlord to accept rent payment by certain means; increases penalty for violating certain rent acceptance requirements. Rent caps and stabilization	■ Passed committee	1 June 2026
NJ	S 3030	Establishes the "Safe and Sanitary Rental Housing Act." Habitability and repairs	In committee	13 January 2026
NJ	S 3062	Allows for the establishment of "County Tenant Legal Assistance Program" in each county; requires portion of administrative fee for residential mortgage execution sales fund program. Fees, screening and rent pricing	In committee	13 January 2026
NJ	S 3171	Establishes distinction between residential tenant and other occupants of hotel or motel for purpose of determining permitted removal actions.* Eviction procedure	■ Passed committee	17 June 2024
NJ	S 3530	"Immigrant Tenant Protection Act"; provides certain protections to residential tenants and codifies certain warranty of habitability	■ Passed committee	23 March 2026

State	Bill	Title	Current status	Last action
		protections. Eviction procedure, Habitability and repairs		
NJ	S 362	Specifies inapplicability of "Fair Chance in Housing Act" to county and municipal landlords. Fees, screening and rent pricing	In committee	13 January 2026
NJ	S 3641	Requires landlord to provide written explanation for rent increase on tenant of senior citizen housing project. Rent caps and stabilization	In committee	24 February 2026
NJ	S 3657	Makes use of algorithmic systems to influence price and supply of residential rental units unlawful. Fees, screening and rent pricing	In committee	26 September 2024
NJ	S 3658	Establishes Statewide limitation on rent increases. Rent caps and stabilization	In committee	26 September 2024
NJ	S 3659	Limits amount of residential rental property application fee; establishes penalty.* Fees, screening and rent pricing	■ Passed committee	12 January 2026
NJ	S 3865	Concerns credit inquiries for rental applications. Fees, screening and rent pricing	■ Passed committee	5 June 2025
NJ	S 391	Revises "Homelessness Prevention Program"; requires new charge for filing of eviction action. Eviction procedure	In committee	13 January 2026
NJ	S 3995	Permits tenant to make rent payment into escrow account	In committee	19 March 2026

State	Bill	Title	Current status	Last action
		in event of persisting serious hazard in dwelling unit or to make repairs and deduct cost from future rent. Habitability and repairs		
NJ	S 3999	Prohibits photo identification requirement for residential rental application. Fees, screening and rent pricing	In committee	19 March 2026
NJ	S 4009	"Tenants Anti-Retaliation & Anti-Harassment Act"; establishes rebuttable presumption for complaints by tenant of illegal activity by landlord. Eviction procedure, Habitability and repairs	In committee	19 March 2026
NJ	S 407	Provides exception for Legal Services of New Jersey and other public interest organizations from confidentiality of certain eviction actions. Eviction procedure	In committee	13 January 2026
NJ	S 4083	Requires air conditioning in certain residential rental units. Habitability and repairs	In committee	3 February 2025
NJ	S 413	Extends protected tenancy period for certain tenants who are senior citizens and certain tenants with disabilities. Eviction procedure Companion: NJ A 350	■ Passed chamber	23 March 2026
NJ	S 4167	Removes initial mortgage period on new construction	In committee	3 March 2025

State	Bill	Title	Current status	Last action
		from exemptions to municipal rent control and rent leveling ordinances. Rent caps and stabilization		
NJ	S 4168	Establishes the "Safe and Sanitary Rental Housing Act." Habitability and repairs	In committee	3 March 2025
NJ	S 4172	Enhances oversight of enforcement of municipal rent control and rent leveling ordinances; establishes Rental Control Ombudsman in DCA; appropriates $4 million. Rent caps and stabilization	In committee	11 May 2026
NJ	S 4173	Establishes certain requirements concerning unconscionable rent increases for residential rental properties. Rent caps and stabilization	In committee	11 May 2026
NJ	S 4174	Enhances transparency concerning properties claiming exemption from rent control. Rent caps and stabilization	In committee	11 May 2026
NJ	S 4177	Requires certain record keeping related to municipal rent control compliance; appropriates $2 million. Rent caps and stabilization	In committee	11 May 2026
NJ	S 4179	Establishes "New Jersey Eviction Crisis Task Force." Eviction procedure	In committee	3 March 2025
NJ	S 4188	Allows certain senior citizens to apply for rent increase	In committee	3 March 2025

State	Bill	Title	Current status	Last action
		limit. Rent caps and stabilization		
NJ	S 4231	Establishes offense of harassment of residential tenant; expands liability of certain members of limited liability company that own residential rental properties. Eviction procedure	In committee	14 May 2026
NJ	S 4245	Establishes affirmative defense of Social Security hardship in certain eviction actions. Eviction procedure	In committee	14 May 2026
NJ	S 4246	Establishes Whole-Home Repairs Program in HMFA; appropriates $25 million. Habitability and repairs	In committee	14 May 2026
NJ	S 4247	Requires Division of Consumer Affairs to investigate allegations of excessive or discriminatory rent setting on affordable housing. Rent caps and stabilization, Fees, screening and rent pricing	In committee	14 May 2026
NJ	S 433	Establishes limit on rent increase for senior citizen tenants of certain properties financed with assistance from HMFA. Rent caps and stabilization	In committee	13 January 2026
NJ	S 4347	The "Safeguarding Livable Units through Municipal Landlord Oversight and Regulation by DCA" or "SLUMLORD Act";	■ Passed committee	10 November 2025

State	Bill	Title	Current status	Last action
		strengthens habitability protections for residential tenants; appropriates $5 million. Habitability and repairs		
NJ	S 4361	Amends rent receivership statute to provide that court shall appoint receiver under certain conditions; establishes mandatory appointment requirement. Habitability and repairs	In committee	28 May 2026
NJ	S 4450	Facilitates changes to certain terms of State or federal tenant-based housing subsidy due to increase in household members, emergency conditions, and financial barriers faced by head-of-household.	In committee	15 June 2026
NJ	S 4451	Establishes Statewide rent control. Rent caps and stabilization	In committee	15 June 2026
NJ	S 4453	Requires owner of transient accommodation to be present at transient accommodation during short-term rental; establishes short-term rental agreement limit. Short-term rentals	In committee	15 June 2026
NJ	S 4453	"New Jersey Rent-to-Own Rights Protection Act"; protects tenant-buyers in residential rent-to-own agreements.	In committee	19 May 2025

State	Bill	Title	Current status	Last action
NJ	S 451	Establishes "Forbidding the Algorithmic Inflation of Rent (FAIR) Act." * Fees, screening and rent pricing	Passed committee	30 June 2026
NJ	S 453	Limits amount of residential rental property application fee; establishes penalty. Fees, screening and rent pricing	In committee	13 January 2026
NJ	S 4541	Prohibits residential landlord from imposing certain surcharges for rent payments. Fees, screening and rent pricing	In committee	29 May 2025
NJ	S 4552	Establishes Rent Control Enforcement Unit in DCA; authorizes residential tenant to petition for review of alleged violation of local rent restriction. Rent caps and stabilization	In committee	2 June 2025
NJ	S 4572	Expands municipal authority to license and inspect residential rental property. Habitability and repairs	In committee	28 September 2026
NJ	S 4685	Requires residential landlord to accept rent payment by certain means; increases penalty for violating certain rent acceptance requirements.	In committee	30 June 2025
NJ	S 4721	Increasing penalty for landlord in violation of "The Truth-in-Renting Act" from $100 to $1,000; permits tenant to recover reasonable attorney's fees.	In committee	30 June 2025

State	Bill	Title	Current status	Last action
NJ	S 4817	Concerns landlord responsibilities when charging for utilities consumed through shared meter. Habitability and repairs	In committee	15 October 2026
NJ	S 4833	Concerns exemptions to municipal rent control and rent leveling ordinances. Rent caps and stabilization Companion: NJ A 4444	In committee	15 October 2026
NJ	S 4843	Establishes distinction between residential tenant and other occupants of hotel or motel for purpose of determining permitted removal actions.	In committee	19 October 2026
NJ	S 4939	Concerns prohibition of certain residential tenant evictions and removals due to residential foreclosure during federal government shutdown. Eviction procedure	In committee	4 December 2025
NJ	S 4952	Requires distribution of certain eviction prevention information. Eviction procedure	In committee	8 December 2025
NJ	S 5011	Extends time period for tenants receiving federal housing choice voucher program assistance to locate new housing after landlord sells property. Eviction procedure	In committee	18 December 2025

State	Bill	Title	Current status	Last action
NJ	S 726	Establishes standards for determining an unconscionable rent increase; excludes from public access landlord tenant records in certain circumstances. Rent caps and stabilization, Eviction procedure	In committee	13 January 2026
NM	HB 167	NOTICE OF SALE OF MOBILE HOME PARKS	Introduced	24 March 2026
NM	HB 253	SEALING OF CERTAIN COURT RECORDS Eviction procedure	■ Passed chamber	3 June 2025
NM	HB 274	NONCONFORMING MOBILE HOME PARK LOTS	Introduced	24 March 2026
NM	HB 418	MOBILE HOME RENTAL AGREEMENTS & LANDLORDS Rent caps and stabilization, Eviction procedure, Habitability and repairs	■ Passed committee	3 June 2025
NM	HB 426	MOBILE HOME PARK SALE NOTICES	■ Passed chamber	3 June 2025
NM	HB 43	HOUSING INCOME TO RENT SCREENING CALCULATIONS Fees, screening and rent pricing	In committee	3 June 2025
NM	HB 442	MOBILE HOME RENT STABILIZATION Rent caps and stabilization	■ Passed committee	3 June 2025
NM	HB 98†	AUTOMATIC EXPUNGEMENT OF EVICTION RECORDS Eviction procedure	■ Passed committee	3 June 2025
NM	HM 35	MOBILE HOME PARK REGULATORY FRAMEWORK	■ Passed committee	3 June 2025

State	Bill	Title	Current status	Last action
NM	HM 54	MOBILE HOME PARKS UTILITIES PRC WORKING GROUP	Enacted	9 March 2026
NM	HM 62	STUDY TAX, RENTALS, INFRASTRUCTURE & FUNDING	In committee	24 March 2026
NM	SB 138†	REPEAL RENT CONTROL PROHIBITION Rent caps and stabilization	In committee	24 March 2026
NM	SB 216†	RENT CONTROL & CERTAIN ENTITIES Rent caps and stabilization	Passed committee	3 June 2025
NM	SB 267	HOUSING APPLICATION FEES Fees, screening and rent pricing	Enacted	9 April 2025
NM	SB 400	RELEASE OF CERTAIN PEOPLE FROM RENT AGREEMENT Eviction procedure	In committee	3 June 2025
NV	AB 121	Revises provisions governing landlords and tenants. (BDR 10-166)	Enacted	6 June 2025
NV	AB 218-82†	Revises provisions governing landlords and tenants. (BDR 10-136)	Introduced	3 June 2025
NV	AB 283	Revises provisions governing certain actions and proceedings relating to real property. (BDR 3-819) Eviction procedure	Vetoed	5 June 2025
NV	AB 341	Revises the Nevada Fair Housing Law. (BDR 10-460)	In committee	12 April 2025

State	Bill	Title	Current status	Last action
NV	AB 443	Revises provisions relating to real property. (BDR 20-1052)	In committee	12 April 2025
NV	AB 475†	Makes appropriations to Clark County, the City of Reno and the Nevada Rural Housing Authority for eviction diversion programs. (BDR S-1094) Eviction procedure	■ Enacted	11 June 2025
NV	AB 68	Revises provisions relating to housing. (BDR 10-478)	In committee	12 April 2025
NV	SB 123†	Prohibits local governments from enacting rent control. (BDR 20-723) Rent caps and stabilization	In committee	12 April 2025
NV	SB 151	Revises provisions relating to manufactured home parks. (BDR 10-755)	In committee	12 April 2025
NV	SB 201	Prohibits certain restrictions on the display of religious or cultural items under certain circumstances. (BDR 10-122)	■ Enacted	6 June 2025
NV	SB 261	Revises provisions relating to housing. (BDR 3-581)	In committee	12 April 2025
NV	SB 436†	Revises provisions relating to landlords and tenants. (BDR 10-514) Eviction procedure, Habitability and repairs	In committee	12 April 2025
NY	A 10006	Enacts into law major components of legislation necessary to implement the state education, labor,	■ Enacted	28 May 2026

State	Bill	Title	Current status	Last action
		housing and family assistance budget for the 2026-2027 state fiscal year Eviction procedure, Habitability and repairs Companion: NY S 9006		
NY	A 10115†	Clarifies provisions related to eviction where a landlord seeks to demolish a housing accommodation Eviction procedure	In committee	2 February 2026
NY	A 10121	Establishes the "winter moratorium evictions act" Eviction procedure Companion: NY S 9090	In committee	2 February 2026
NY	A 10229	Directs the division of housing and community renewal shall conduct a study on the demographics of tenants living in rent-stabilized apartments in Nassau, Rockland, and Westchester Counties; repealer Companion: NY S 9160	In committee	12 February 2026
NY	A 10287	Includes positive rental payment information reporting in the New York state low income housing tax credit program; requires landlords to offer tenants the option of positive rental payment information reporting Fees, screening and rent pricing Companion: NY S 10478	In committee	20 February 2026
NY	A 10306	Expands the type of conduct that qualifies as harassment	In committee	20 February 2026

State	Bill	Title	Current status	Last action
		of tenants Eviction procedure		
NY	A 10338	Extends the time for New York city marshals to exercise the same functions, powers and duties as sheriffs with respect to the execution of money judgments Eviction procedure Companion: NY S 9877	■ Enacted	26 June 2026
NY	A 10599	Establishes certain criteria for the rent guidelines board to use for purposes of determining annual rent adjustments Companion: NY S 2219	In committee	13 March 2026
NY	A 10637	Enacts the "anti-slumlord act" Companion: NY S 9332	In committee	13 March 2026
NY	A 10702	Enacts the "New York state right to counsel act" Eviction procedure Companion: NY S 9357	In committee	20 March 2026
NY	A 10727	Enacts the "housing transparency act" Habitability and repairs Companion: NY S 9346	In committee	14 May 2026
NY	A 10798†	Relates to the recovery of attorneys fees in the event of certain default judgments where a tenant is a dwelling unit owner or shareholder of a cooperative housing corporation Eviction procedure, Fees, screening and rent pricing Companion: NY S 9574	In committee	1 April 2026

State	Bill	Title	Current status	Last action
NY	A 10831†	Limits the requirements of supplying good cause eviction law notice to units covered by good cause eviction laws Eviction procedure	In committee	1 April 2026
NY	A 1086	Establishes protection for senior citizens against unwarranted eviction Eviction procedure	In committee	7 January 2026
NY	A 10927	Relates to permitting other qualifying members of a household to qualify for the disability rent increase exemption Rent caps and stabilization Companion: NY A 2367, NY S 3563	In committee	9 April 2026
NY	A 11176	Relates to unlawful discriminatory practices against tenants relating to citizenship or immigration status Fees, screening and rent pricing, Habitability and repairs Companion: NY S 9490	In committee	1 May 2026
NY	A 11299	Enacts the "deed theft eviction protection act" in relation to prohibiting the eviction, removal, or dispossession of an owner of record from residential real property while title to such property is contested Eviction procedure Companion: NY S 10293	In committee	11 May 2026

State	Bill	Title	Current status	Last action
NY	A 11311	Establishes income eligibility requirements for occupancy of rent-regulated housing accommodations Companion: NY S 8891	In committee	11 May 2026
NY	A 11490	Prohibits dynamic pricing, algorithm or automated pricing tools in the sale or rental of any residential dwelling unit Fees, screening and rent pricing	In committee	28 May 2026
NY	A 11492	Provides criteria for determining whether an individual is a transient occupant Companion: NY S 10464	In committee	28 May 2026
NY	A 11694†	Establishes a tax rebate program for rent-stabilized housing Rent caps and stabilization	■ In committee	2 September 2026
NY	A 11701†	Relates to payments deemed as rent in resident-owned manufactured home communities Rent caps and stabilization	■ In committee	2 September 2026
NY	A 11709†	Excludes certain resident-owned manufactured home communities from certain provisions relating to rent increases Rent caps and stabilization	■ In committee	2 September 2026

State	Bill	Title	Current status	Last action
NY	A 1311†	Directs the division of housing and community renewal to study non-rental fees charged by landlords Fees, screening and rent pricing Companion: NY S 6592	In committee	7 January 2026
NY	A 1352	Establishes a private right of action for tenants alleging a failure to keep and maintain self-closing doors Fees, screening and rent pricing Companion: NY S 6458	In committee	7 January 2026
NY	A 1413†	Relates to requiring landlords to allow for the estate of a deceased tenant to enter the property for sixty days following the death of the tenant	In committee	7 January 2026
NY	A 1418	Relates to the use of certain residential dwellings by tenants who left the dwelling temporarily due to the health impacts of COVID-19	In committee	7 January 2026
NY	A 1431	Establishes security deposit options for certain tenants Security deposits Companion: NY S 6397	In committee	7 January 2026
NY	A 1496	Relates to waivers of rent adjustments attributable to major capital improvements	In committee	7 January 2026
NY	A 1498	Removes provisions prohibiting N.Y. city from strengthening rent regulation laws to provide more comprehensive coverage than state laws	In committee	7 January 2026

State	Bill	Title	Current status	Last action
		Rent caps and stabilization Companion: NY S 2306		
NY	A 1510†	Relates to the timely cashing of rent checks Rent caps and stabilization	In committee	7 January 2026
NY	A 1526	Imposes penalties for non-compliance of division of housing and community renewal orders	In committee	7 January 2026
NY	A 1553	Requires companies aided by loans under Mitchell-Lama to notify tenants of buy out from mortgage options and a report by the commissioner or supervising agency Rent caps and stabilization	In committee	7 January 2026
NY	A 1563	Relates to information to be provided with all new and renewal leases for certain housing accommodations Rent caps and stabilization Companion: NY S 3742	■ Passed chamber	12 May 2026
NY	A 1568	Prohibits landlords from refusing to deal with certain people solely because those people were involved in prior summary proceedings Eviction procedure	In committee	7 January 2026
NY	A 1603	Relates to succession rights for rent stabilized housing Rent caps and stabilization Companion: NY S 10105	In committee	7 January 2026
NY	A 1617	Relates to potential tenants with a criminal history; and relates to public housing applicants with a criminal	In committee	7 January 2026

State	Bill	Title	Current status	Last action
		history Fees, screening and rent pricing		
NY	A 1618	Prohibits warehousing of housing accommodations and harassment of tenants; provides penalties therefor Rent caps and stabilization, Eviction procedure Companion: NY S 1217	In committee	7 January 2026
NY	A 162	Relates to the provision of legal representation to certain persons in eviction, ejectment and foreclosure proceedings Eviction procedure Companion: NY S 7436, NY S 9718	In committee	7 January 2026
NY	A 1621	Requires a landlord to have clean hands to bring action for rent or eviction in certain cases Eviction procedure, Habitability and repairs Companion: NY S 4098	In committee	26 March 2026
NY	A 1640	Requires landlords to replace a lock on a tenant's door when requested by a victim of domestic violence Eviction procedure	In committee	12 May 2026
NY	A 1644†	Provides for the suspension of public assistance to owners of privately owned residential housing in New York city who are in violation of certain housing standards	In committee	7 January 2026
NY	A 1656†	Prohibits naming dependent children under the age of 18	In committee	12 January 2026

State	Bill	Title	Current status	Last action
		in petitions to recover possession of real property and eviction warrants Eviction procedure		
NY	A 1701	Relates to the treatment of cooperative housing entities Companion: NY S 1745	In committee	7 January 2026
NY	A 1737	Imposes civil penalties on landlords for including unenforceable provisions in residential leases	In committee	7 January 2026
NY	A 1768	Prohibits landlords from requiring a fee for nonessential services in a tenant's base rent Fees, screening and rent pricing, Habitability and repairs	In committee	7 May 2026
NY	A 1773	Places limits on rent adjustments for major capital improvements Rent caps and stabilization	In committee	7 January 2026
NY	A 1865	Relates to the installation of appliances or fixtures by tenants Habitability and repairs Companion: NY S 6729	■ Passed chamber	11 March 2026
NY	A 1876	Relates to rent registration statements to be filed for vacant units Rent caps and stabilization	In committee	22 January 2026
NY	A 1877	Grants real property tax abatement to rent-controlled or rent regulated properties when the maximum authorized rent exceeds 1/2 of the tenants' household	In committee	7 January 2026

State	Bill	Title	Current status	Last action
		income Fees, screening and rent pricing Companion: NY S 1805		
NY	A 1959	Relates to reregulating units that were illegally deregulated from rent control or rent stabilization Rent caps and stabilization	In committee	7 January 2026
NY	A 1964†	Relates to permitting lessees the option to pay security deposits in installments Security deposits Companion: NY S 3164	In committee	7 January 2026
NY	A 2023	Relates to a cap on security deposits for residential leases of one year or longer Security deposits	In committee	7 January 2026
NY	A 2091	Enacts the "tenant repair reconciliation act" Habitability and repairs	In committee	7 January 2026
NY	A 2390	Requires rent concessions to be reported to the division of housing and community renewal Companion: NY S 6452	In committee	7 January 2026
NY	A 2652†	Extends the timeline for the return of security deposits for residential rental agreements from fourteen days to thirty days Security deposits Companion: NY S 4856	In committee	7 January 2026
NY	A 2666†	Requires municipal corporations to adopt senior citizen rent increase exemption programs and	In committee	7 January 2026

State	Bill	Title	Current status	Last action
		disability rent increase exemption programs Rent caps and stabilization Companion: NY S 7570		
NY	A 2729	Relates to requirements when landlords offer tenants the option of rent reporting Fees, screening and rent pricing Companion: NY S 10477	In committee	20 May 2026
NY	A 3072†	Requires certain affordable housing units to be subject to rent stabilization Rent caps and stabilization	In committee	7 January 2026
NY	A 3125	Relates to the use of automated decision tools by landlords for making housing decisions Habitability and repairs Companion: NY S 6471	In committee	7 January 2026
NY	A 3156	Permits tenants heat repair expense to be set off against rent Habitability and repairs	In committee	7 January 2026
NY	A 3275	Establishes a housing court Habitability and repairs Companion: NY S 5122	In committee	7 January 2026
NY	A 3803	Requires a landlord to pay a fee to a tenant if they evict such tenant without cause Eviction procedure	In committee	7 January 2026
NY	A 3930	Regulates the use of artificial intelligence in aiding decisions on rental housing and loans Fees, screening and rent pricing	In committee	7 January 2026

State	Bill	Title	Current status	Last action
NY	A 4061	Relates to an annual inventory of short-term rental locations and capacities, and monthly utilization data Short-term rentals	In committee	7 January 2026
NY	A 4191	Establishes the bureau of the senior tenants' advocate in the state office for the aging Rent caps and stabilization Companion: NY S 3686	In committee	7 January 2026
NY	A 4284	Expands the right to seek the appointment of administrators of buildings, pursuant to article 7-A, to tenants and local governments throughout to make procedures conform with realities of housing stock; repealer	In committee	7 January 2026
NY	A 4340	Creates the incentivizing habitability opportunity program Habitability and repairs	In committee	7 January 2026
NY	A 4355	Requires landlords to return security deposits within a reasonable time Security deposits Companion: NY A 8078	In committee	7 January 2026
NY	A 4377	Relates to evictions as the result of foreclosure Eviction procedure Companion: NY S 125	In committee	7 January 2026
NY	A 4379	Relates to the establishment of an escrow account in any court which holds a special proceeding to recover real	In committee	7 January 2026

State	Bill	Title	Current status	Last action
		property Companion: NY S 137		
NY	A 4669	Establishes the New York state office of civil representation to provide access to legal services in eviction proceedings Eviction procedure Companion: NY S 6772	In committee	7 January 2026
NY	A 4877	Relates to enacting the rent emergency stabilization for tenants act on local determinations of a housing emergency Rent caps and stabilization Companion: NY S 4659	In committee	31 May 2026
NY	A 4960	Requires all residential leases to disclose tenants' rights Eviction procedure, Habitability and repairs Companion: NY S 3568	In committee	7 January 2026
NY	A 4991	Prohibits the use of an algorithmic device by a landlord for the purpose of determining the amount of rent to charge a residential tenant Fees, screening and rent pricing Companion: NY S 2697, NY S 9700	In committee	7 January 2026
NY	A 5235	Makes reclassification of rent controlled dwelling retroactive to time of decrease in income of members of household of dwelling Rent caps and stabilization Companion: NY S 631	In committee	7 January 2026

State	Bill	Title	Current status	Last action
NY	A 5245	Prohibits the use of credit checks for prospective tenants Fees, screening and rent pricing	In committee	7 January 2026
NY	A 5396	Limits the time landlords have to process applications Fees, screening and rent pricing	In committee	7 January 2026
NY	A 5462	Relates to methods of billing and/or paying rent	In committee	7 January 2026
NY	A 5533	Provides for tenant responses to applications for a major capital improvement rent increase Rent caps and stabilization, Fees, screening and rent pricing Companion: NY S 3812	In committee	7 January 2026
NY	A 56	Prohibits residential landlords from charging tenants a fee for a dishonored rent check in excess of the actual costs or fees incurred by such landlord as a result thereof Fees, screening and rent pricing Companion: NY S 3845	■ Enacted	16 October 2025
NY	A 5645	Relates to the enforcement of housing maintenance code violations Habitability and repairs Companion: NY S 5595	In committee	7 January 2026
NY	A 5682	Relates to the status of an interim multiple dwelling unit as a protected occupant's primary residence Habitability and repairs Companion: NY S 9353	In committee	19 March 2026

State	Bill	Title	Current status	Last action
NY	A 6092	Relates to the responsibility of a landlord to remediate pest infestations Habitability and repairs Companion: NY S 689	In committee	7 January 2026
NY	A 6100	Establishes the "tenant opportunity to purchase act"	In committee	7 January 2026
NY	A 6170	Requires the replacement of certain rent stabilized housing accommodations Rent caps and stabilization Companion: NY S 1642	In committee	7 January 2026
NY	A 6199	Prohibits regulations from permitting an owner to refuse to renew a lease on grounds that the housing is sought for personal use or occupancy; repealer Eviction procedure	In committee	7 January 2026
NY	A 6261	Prohibits the adjustment of maximum allowable rent where any modification, increase or improvement is made to accommodate the needs of a disabled tenant Rent caps and stabilization Companion: NY S 7571	In committee	7 January 2026
NY	A 6265	Establishes the New York State Social Housing Development Authority Companion: NY S 5674	In committee	7 January 2026
NY	A 629	Relates to establishing the tenancy deposit protection program Security deposits	In committee	7 January 2026

State	Bill	Title	Current status	Last action
NY	A 6297	Relates to requiring property owners to dedicate certain residential units to rent regulated status following demolition and new construction or substantial renovation Rent caps and stabilization Companion: NY S 3199, NY S 9914	In committee	7 January 2026
NY	A 6364	Provides that certain tenants who own or keep pets shall not be denied occupancy or be subject to eviction solely on those grounds Eviction procedure	In committee	7 January 2026
NY	A 6412†	Provides for the imposition of civil penalties for failure to seal the court records of evictions of tenants leasing real property that is the subject of a foreclosure Eviction procedure	In committee	7 January 2026
NY	A 654	Increases penalties for owners of rent-regulated property who overcharge tenants Companion: NY S 467, NY S 9694	In committee	7 January 2026
NY	A 659	Prohibits landlords from including incorrect information re rent decontrol in certain leases and renewals pertaining to units in the Affordable New York Housing Program Companion: NY S 450, NY S 9650	■ Passed chamber	28 May 2026

State	Bill	Title	Current status	Last action
NY	A 6696	Relates to tenant security deposit accounts and administrative expenses to which a person may be entitled Security deposits	In committee	7 January 2026
NY	A 6735	Permits tenants in certain cities to take a rental offset for repair of hazardous conditions Habitability and repairs	In committee	7 January 2026
NY	A 6787†	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	In committee	7 January 2026
NY	A 6922	Enacts the fair housing and source of income discrimination awareness act Fees, screening and rent pricing	In committee	7 January 2026
NY	A 7026	Enacts the safe housing transfer for domestic violence victims act Eviction procedure Companion: NY A 8312, NY S 7903	In committee	7 January 2026
NY	A 7072†	Entitles senior citizens to a refund of any security deposit exceeding one month's rent Rent caps and stabilization, Security deposits	In committee	7 January 2026
NY	A 709	Revises proceedings to recover possession to prevent avoidable eviction and resulting homelessness;	In committee	7 January 2026

State	Bill	Title	Current status	Last action
		requires improved notice to the respondent Eviction procedure, Habitability and repairs		
NY	A 7408†	Relates to the termination of residential lease by victims of domestic violence Eviction procedure	In committee	12 January 2026
NY	A 7489	Eliminates certain restrictions on the right to eviction for landlord's personal use Rent caps and stabilization, Eviction procedure	In committee	7 January 2026
NY	A 7499	Provides basis for determining primary residency Rent caps and stabilization	In committee	7 January 2026
NY	A 7527	Provides an alternative hardship allowance based on 8 1/2% of assessed value Rent caps and stabilization	In committee	7 January 2026
NY	A 7705	Provides for the de-regulation of rent-stabilized housing accommodations Rent caps and stabilization	In committee	7 January 2026
NY	A 7729	Relates to establishing a maximum rent of one-third of household income for the senior citizens rent increase exemption and disability rent increase exemption Rent caps and stabilization Companion: NY S 2451	In committee	7 January 2026
NY	A 7787†	Excludes certain persons from the definition of occupant for the purposes of	In committee	7 January 2026

State	Bill	Title	Current status	Last action
		unlawful eviction Eviction procedure Companion: NY S 1170		
NY	A 7830	Relates to the rental assistance payment standard pilot program Rent caps and stabilization Companion: NY S 6914	In committee	7 January 2026
NY	A 792	Relates to the definition of income for purposes of the senior citizen rent increase exemptions (SCRIE) program and the disability rent increase exemption (DRIE) Rent caps and stabilization	In committee	20 January 2026
NY	A 795	Requires the division of housing and community renewal to publish the results of annual audits of approved applications for temporary major capital improvement increases on its website annually Rent caps and stabilization Companion: NY S 10504	■ Passed chamber	20 May 2026
NY	A 7957	Provides remedies for tenants of illegal dwelling units who were forced to vacate due to an emergency vacate order or eviction Eviction procedure	In committee	7 January 2026
NY	A 8084	Relates to placing limitations on initial regulated rents Companion: NY S 6764	In committee	7 January 2026
NY	A 8245†	Relates to remedies for a violation of the prohibition on a landlord from refusing to	In committee	7 January 2026

State	Bill	Title	Current status	Last action
		rent due to a tenant's involvement in a prior dispute Eviction procedure Companion: NY S 7781, NY S 9719		
NY	A 8454	Relates to creating the tenants' bill of rights Companion: NY S 8857	In committee	7 January 2026
NY	A 8533	Relates to rent guidelines boards and the factors to be considered in establishing annual rent adjustments; repealer Rent caps and stabilization Companion: NY S 8215	In committee	7 January 2026
NY	A 868	Requires the office of temporary and disability assistance to provide an informational notice to supportive housing tenants	In committee	6 March 2026
NY	A 8768	Relates to major capital improvements and individual apartment improvements in rent regulated units Companion: NY S 8110, NY S 9707	In committee	7 January 2026
NY	A 879	Provides that landlord's request for information regarding request to sublet shall be on forms prepared by housing agency	In committee	7 January 2026
NY	A 8844	Establishes equitable repair and maintenance standards for certain buildings Eviction procedure, Habitability and repairs Companion: NY S 1019	In committee	7 January 2026

State	Bill	Title	Current status	Last action
NY	A 887	Provides that in New York city, the rent following the dissolution date shall be the last rent authorized for the affected dwelling Rent caps and stabilization	In committee	7 January 2026
NY	A 903	Provides a rent increase exemption to persons with disabilities Rent caps and stabilization Companion: NY S 6459	In committee	7 January 2026
NY	A 9033	Enacts the "extreme weather tenant protection act" Eviction procedure, Habitability and repairs Companion: NY S 8960	In committee	7 April 2026
NY	A 9112	Prohibits the use of credit history in the tenant screening process for applicants who are survivors of domestic violence Fees, screening and rent pricing	In committee	18 February 2026
NY	A 9171	Increases transparency of source of income discrimination findings and rental application outcomes for voucher holders Fees, screening and rent pricing	In committee	7 January 2026
NY	A 9220	Establishes the crime of aggravated harassment of a rent regulated tenant Rent caps and stabilization, Eviction procedure Companion: NY S 8559	In committee	19 February 2026
NY	A 9275	Requires utility companies or municipalities act with due diligence in providing notice	In committee	7 January 2026

State	Bill	Title	Current status	Last action
		to tenants of multiple dwellings about gas, electric or steam services being shut off		
NY	A 9294	Relates to the disclosure of tenant screening criteria Fees, screening and rent pricing Companion: NY S 10343	In committee	29 May 2026
NY	A 9393	Reduces the period of notice required to be given when a written demand for rent is served on a tenant and the period of notice to be given serving a warrant issued pursuant to a final judgment of eviction Eviction procedure Companion: NY S 7046	In committee	7 January 2026
NY	A 946	Prohibits landlords, lessors, sub-lessors and grantors from demanding brokers' fees from a tenant Fees, screening and rent pricing Companion: NY S 571	In committee	5 January 2026
NY	A 989	Relates to regulating buyout agreements within rent regulated apartments Rent caps and stabilization, Eviction procedure	In committee	7 January 2026
NY	S 10111	Prohibits certain surcharges on self-installed dishwashers in housing accommodations subject to rent control Rent caps and stabilization Companion: NY S 3218	■ Passed chamber	19 May 2026
NY	S 10140	Relates to electronic filing by an unrepresented party	In committee	30 April 2026

State	Bill	Title	Current status	Last action
		Eviction procedure Companion: NY S 7475		
NY	S 10229†	Establishes a process for when a tenant dies and leaves an apartment unoccupied Eviction procedure	In committee	7 May 2026
NY	S 10409†	Relates to notice period for eviction from a manufactured home park Eviction procedure	In committee	15 May 2026
NY	S 10427	Relates to residential environment transparency Habitability and repairs	In committee	15 May 2026
NY	S 1051†	Allows tenants to appeal judgments or orders issued against them without first being required to pay any portion of such judgment or order	In committee	7 January 2026
NY	S 10687†	Relates to notice of applications for major capital improvement rent increases Rent caps and stabilization	In committee	24 August 2026
NY	S 1091	Establishes a rent increase exemption for certain nonprofit organizations Rent caps and stabilization	In committee	7 January 2026
NY	S 1233	Requires landlords to ensure rental properties are equipped with utility services prior to renting such properties Habitability and repairs	In committee	2 March 2026

State	Bill	Title	Current status	Last action
NY	S 1461	Extends the answer time when a major capital improvement rent increase has been filed to ninety days Rent caps and stabilization Companion: NY A 1646	■ Passed chamber	28 May 2026
NY	S 1615	Prohibits naming dependent children under the age of 18 in petitions to recover possession of real property and eviction warrants Eviction procedure	■ Passed chamber	4 June 2026
NY	S 1656	Approves major capital improvement rent increases and extends the length of time over which major capital improvement expenses may be recovered Rent caps and stabilization	In committee	7 January 2026
NY	S 1849	Requires more specific data reporting by the chief administrator Eviction procedure Companion: NY A 3499	■ Passed chamber	18 May 2026
NY	S 2231	Requires a certificate of merit in proceedings to recover possession of real property	In committee	7 January 2026
NY	S 228	Requires manufactured home park owners to provide a written justification for rent increases in excess of three percent of the current rent Rent caps and stabilization, Habitability and repairs Companion: NY A 340	■ Passed chamber	20 April 2026

State	Bill	Title	Current status	Last action
NY	S 2366	Clarifies the definition of "tenant" to exclude squatters Eviction procedure	In committee	7 January 2026
NY	S 240	Relates to unlawful tenancies under the emergency tenant protection act of 1974 Companion: NY A 1622	■ Passed chamber	3 February 2026
NY	S 2534	Provides retroactivity to the original date of eligibility in certain cases for the senior citizens rent increase exemption (SCRIE) and disability rent increase exemption (DRIE) Rent caps and stabilization Companion: NY A 7851	■ Passed chamber	5 February 2026
NY	S 2545	Relates to licensing tenant screening bureaus Fees, screening and rent pricing	In committee	7 January 2026
NY	S 2592	Relates to a plan to address court calendar congestion upon the expiration of the eviction moratorium Eviction procedure	In committee	7 January 2026
NY	S 3043†	Relates to compliance by New York city marshals with filing requirement regarding service of a notice of eviction Eviction procedure Companion: NY A 8567, NY S 9907	■ Passed chamber	11 June 2025
NY	S 3152	Establishes the Monroe county housing advocate program Eviction procedure	In committee	21 April 2026

State	Bill	Title	Current status	Last action
NY	S 3215†	Prevents the harassment of a rent regulated tenant Eviction procedure	In committee	14 April 2026
NY	S 3569†	Allows prospective tenants of rent controlled or rent stabilized housing accommodations to request the complete rent history of such housing accommodations Rent caps and stabilization	■ Passed chamber	5 March 2026
NY	S 3634	Requires landlords to check state sex offender registry when leasing to a new tenant or on notice of sublet, and to notify tenants with children of certain listings Habitability and repairs	In committee	7 January 2026
NY	S 3689†	Prohibits the eviction of tenants for using medical marihuana for a certified medical use Eviction procedure	■ Passed chamber	24 March 2026
NY	S 3835	Establishes the manufactured home community preservation act Companion: NY A 4893	■ Passed chamber	22 April 2026
NY	S 3886	Protects tenants displaced due to fire Eviction procedure Companion: NY A 5427	■ Passed chamber	18 March 2026
NY	S 4087	Requires return of a security deposit by a landlord within 30 days unless the landlord gives written notice of retention for legally	In committee	7 January 2026

State	Bill	Title	Current status	Last action
		authorized cause Security deposits		
NY	S 4099	Requires landlord to grant access to engineer or architect hired by tenants to inspect major capital improvements in certain multiple dwellings Fees, screening and rent pricing, Habitability and repairs Companion: NY A 1886	■ Passed chamber	28 May 2026
NY	S 4217	Requires the state division of housing and community renewal to verify there are no violations on the property prior to authorizing a rent increase for major capital improvements Rent caps and stabilization, Habitability and repairs	In committee	7 January 2026
NY	S 4252	Provides for a continuation of senior citizen rent increase exemption benefits after a period of ineligibility Rent caps and stabilization Companion: NY A 10721	■ Passed chamber	9 February 2026
NY	S 4313	Tolls the four year statute of limitations look back period on rent overcharges where the owner of a housing accommodation acts in a wrongful or fraudulent manner Rent caps and stabilization	In committee	7 January 2026
NY	S 4347	Establishes tenants' right to offset rental payments by the cost of certain emergency	In committee	7 January 2026

State	Bill	Title	Current status	Last action
		repairs Habitability and repairs		
NY	S 4419	Requires the chief administrator of the office of court administration to establish a searchable public database providing information regarding eviction proceedings in the state Eviction procedure	In committee	7 January 2026
NY	S 4446	Enacts the "shelter arrears eviction forestallment act" Eviction procedure, Fees, screening and rent pricing	In committee	7 January 2026
NY	S 5066	Relates to housing courts	In committee	11 May 2026
NY	S 561	Relates to notice regarding the rent increase exemption for low income elderly persons and persons with disabilities programs Rent caps and stabilization Companion: NY A 1863	■ Passed chamber	18 May 2026
NY	S 5622	Expands the right to seek the appointment of administrators of buildings to tenants and local governments throughout to make procedures conform with realities of housing stock; repealer Companion: NY S 9956	In committee	27 May 2025
NY	S 5819	Clarifies the definition of "tenant" and makes provisions relating to recovery proceedings	In committee	7 January 2026

State	Bill	Title	Current status	Last action
NY	S 5956	Relates to providing enhanced enforcement of the warranty of habitability for housing accommodations Habitability and repairs	In committee	7 January 2026
NY	S 5999	Enacts the New York state fair tenant credit reporting act Fees, screening and rent pricing	In committee	7 January 2026
NY	S 6510	Expands eligibility requirements for rent increase exemptions for persons with disabilities Rent caps and stabilization	In committee	27 January 2026
NY	S 6718	Relates to surcharges for the installation or use of certain appliances in housing accommodations subject to rent control and rent stabilization Rent caps and stabilization Companion: NY A 86	Passed chamber	24 March 2026
NY	S 6739	Relates to obtaining jurisdiction over certain defendants in matters relating to a tenancy or lease Companion: NY A 6250, NY S 9789	Passed chamber	12 May 2025
NY	S 7124	Relates to the termination of residential lease by victims of domestic violence Eviction procedure	In committee	12 January 2026

State	Bill	Title	Current status	Last action
NY	S 7184	Extends rent stabilization to units occupied by tenants of housing accommodations owned by charitable and non-profit institutions Rent caps and stabilization	In committee	7 January 2026
NY	S 751	Relates to notice requirements for bed bug infestation on rental residential premises Companion: NY A 429	■ Enacted	14 February 2025
NY	S 7586†	Prohibits increase in maximum rents unless essential tenant services are maintained	In committee	7 January 2026
NY	S 7595	Relates to adding dwelling occupants to residential dwelling or housing accommodation leases Rent caps and stabilization, Fees, screening and rent pricing	In committee	7 January 2026
NY	S 7597	Relates to unlawful eviction Eviction procedure, Habitability and repairs	In committee	7 January 2026
NY	S 7882	Relates to the use of algorithmic pricing by landlords for the purpose of determining the amount of rent to charge a residential tenant Fees, screening and rent pricing Companion: NY A 1417	■ Enacted	16 October 2025
NY	S 7893†	Requires landlords to provide tenants with a rent ledger Fees, screening and rent pricing, Security deposits	In committee	7 January 2026

State	Bill	Title	Current status	Last action
NY	S 7977†	Extends protections to tenants of cooperative housing entities	In committee	7 January 2026
NY	S 8046	Relates to audit of individual apartment improvements (IAIs) for rent stabilized apartments outside of the city of New York Rent caps and stabilization, Habitability and repairs Companion: NY A 8898	Passed chamber	1 April 2026
NY	S 8118	Prohibits utility service terminations in multiple dwellings Companion: NY A 8712	Passed chamber	4 June 2026
NY	S 820	Regulates short-term rentals Short-term rentals Companion: NY A 5686	Enacted	28 February 2025
NY	S 8452	Enacts the regulating equality in neighborhood tenancy act Fees, screening and rent pricing	In committee	7 January 2026
NY	S 8612	Relates to enacting technical changes to the good cause eviction law Eviction procedure Companion: NY A 9370	Passed chamber	2 June 2026
NY	S 864	Caps the amount of collectible rent increases due to major capital improvements at six percent of the legal regulated rent Rent caps and stabilization	In committee	7 January 2026
NY	S 869	Prohibits the collection of rent arrearages accruing prior to the date of approval of an application for an adjustment	In committee	7 January 2026

State	Bill	Title	Current status	Last action
		in the legal regulated rent based upon a major capital improvement Fees, screening and rent pricing		
NY	S 912	Relates to the creation of a statewide residential rental registry Habitability and repairs	In committee	4 February 2026
NY	S 947†	Prohibits residential landlords from charging tenants with fees for the payment of rent through an automated clearing house or online payment system Fees, screening and rent pricing Companion: NY A 3121	Passed chamber	13 May 2026
NY	S 9482†	Establishes a subpart to hear eviction matters related to affordable housing providers and small landlords Eviction procedure	In committee	31 March 2026
NY	S 952	Makes rent stabilized dwelling units eligible for certain protections Security deposits Companion: NY A 6423	Enacted	16 October 2025
OH	HB 109	Regards local regulation, taxing of short-term rental properties Short-term rentals Companion: OH SB 104	In committee	26 February 2025
OH	HB 135	Prohibit source of income discrimination in rental housing Fees, screening and rent pricing	In committee	5 March 2025

State	Bill	Title	Current status	Last action
OH	HB 161	Extend sales, use and local lodging taxes to short-term rentals Short-term rentals	In committee	19 March 2025
OH	HB 181	Provide counsel to destitute defendants facing eviction Eviction procedure	In committee	26 March 2025
OH	HB 368†	Require eviction records to be sealed after three years Eviction procedure	In committee	15 September 2025
OH	HB 553	Require landlord to notify tenant of rent default before eviction Eviction procedure	In committee	29 October 2025
OH	HB 855	Enact the Ohio Safe Homes Act Eviction procedure	In committee	13 May 2026
OH	HR 427	Express intention to affirm an Ohio Tenants' Bill of Rights	In committee	13 May 2026
OH	SB 204	Allow suppression of eviction records in certain circumstances Eviction procedure	In committee	28 May 2025
OH	SB 28	Levy a tax on certain high-volume landlords	In committee	29 January 2025
OH	SB 83	Revise eviction, code enforcement, and real property transfer law Eviction procedure, Habitability and repairs	In committee	12 February 2025
OK	HB 1063	Landlord and tenant; Anti-Fungi Act of 2025; repairs; mold; penalties; effective	In committee	4 February 2025

State	Bill	Title	Current status	Last action
		date. Habitability and repairs		
OK	HB 1083	Landlord and tenant; preemption, retaliation; remedy; effective date. Rent caps and stabilization, Habitability and repairs	In committee	4 February 2025
OK	HB 1908	Landlord and tenant; landlord's breach of a rental agreement; notice; text; email; effective date.	In committee	4 February 2025
OK	HB 2015	Landlord and tenant; landlord's breach of rental agreement; providing tenant may bring action; liability for damages; withholding payment of rent in certain circumstances; procedure; effective date.	■ Passed chamber	1 April 2026
OK	HB 3389†	Landlord and tenant; pets; pet deposit; pet fee; pet rent; effective date. Fees, screening and rent pricing, Security deposits	In committee	12 February 2026
OK	HB 3698	Unstable housing; Student Eviction Assistance Revolving Fund; Oklahoma State Department of Education; indigent defense; forcible entry and detainer; requirements; report; audit; effective date. Eviction procedure	■ Passed committee	5 March 2026
OK	SB 1275	Consumer protection; prohibiting certain sales without price disclosures; prohibiting certain	■ Passed committee	3 March 2026

State	Bill	Title	Current status	Last action
		disclosures; prohibiting certain price increase after certain time; subjecting violations to certain Act. Effective date.		
OK	SB 1296	Oklahoma Residential Landlord and Tenant Act; establishing certain restrictions on rent increases; providing exception to certain restrictions. Effective date. Rent caps and stabilization	In committee	3 February 2026
OK	SB 149	Landlord and tenant; authorizing court to refer eviction cases to mediation; modifying requirements for landlord recovery of rental dwelling; establishing procedure for certain complaints. Effective date. Eviction procedure	In committee	4 February 2025
OK	SB 1622	Landlord and tenant; creating liability for tenants who leave certain unpaid utility rates or charges. Effective date.	In committee	3 February 2026
OK	SB 1624	Short-term listings; defining terms; prohibiting certain short-term listings without consent; requiring consent from all owners; requiring suspension of certain listings. Effective date.	In committee	3 February 2026
OK	SB 1768	Schools; directing personal financial literacy education to include instruction in certain area. Effective date. Emergency.	In committee	3 February 2026

State	Bill	Title	Current status	Last action
OK	SB 1769†	Contracts; allowing certain owners to make certain requirement. Effective date.	Passed chamber	6 April 2026
OK	SB 274	Landlord and tenant; requiring criminal history screening policy for award of certain tax credit; establishing procedures for certain screening policies. Effective date. Fees, screening and rent pricing	Passed committee	13 February 2025
OK	SB 431†	Landlord and tenant; prohibiting utilities from applying liability to landlord for certain accrued utility bills. Effective date.	In committee	2 February 2026
OK	SB 640	Medical marijuana; directing licensed medical marijuana businesses to remove or lawfully dispose or surface trash, debris, waste, and substances; rules. Effective date. Emergency.	Passed chamber	16 April 2026
OR	HB 2070	Relating to pets in residential tenancies. Fees, screening and rent pricing	In committee	28 June 2025
OR	HB 2134	Relating to termination of fixed term residential tenancies. Eviction procedure	Enacted	11 June 2025
OR	HB 2297	Relating to tendering rent to avoid termination of residential tenancy. Eviction procedure	In committee	28 June 2025

State	Bill	Title	Current status	Last action
OR	HB 2305	Relating to termination of residential tenancy for repeated violations. Eviction procedure	In committee	28 June 2025
OR	HB 2967	Relating to residential applicant screening charges. Fees, screening and rent pricing	In committee	28 June 2025
OR	HB 3054	Relating to residential tenancies for a space in a facility; and declaring an emergency. Rent caps and stabilization	■ Enacted	25 July 2025
OR	HB 3065	Relating to local standards to promote housing stability; declaring an emergency. Rent caps and stabilization	In committee	28 June 2025
OR	HB 3111	Relating to evictions; prescribing an effective date. Eviction procedure	In committee	28 June 2025
OR	HB 3378	Relating to tenant dwelling access to dwelling unit. Habitability and repairs	■ Enacted	11 June 2025
OR	HB 3521	Relating to residential tenancy hold deposits. Security deposits	■ Enacted	25 July 2025
OR	HB 3522	Relating to evictions of squatters. Eviction procedure	■ Enacted	7 July 2025
OR	HB 3642	Relating to residential tenancies. Rent caps and stabilization, Eviction procedure Companion: OR SB 643	In committee	28 June 2025

State	Bill	Title	Current status	Last action
OR	HB 3663†	Relating to rental housing.	In committee	28 June 2025
OR	HB 3767	Relating to local rent control; declaring an emergency. Rent caps and stabilization	In committee	28 June 2025
OR	HB 3851	Relating to termination of residential tenancies; prescribing an effective date. Eviction procedure	In committee	28 June 2025
OR	HB 3877	Relating to licensing of dwelling units. Eviction procedure, Habitability and repairs	In committee	28 June 2025
OR	HB 3890†	Relating to residential tenancies.	In committee	28 June 2025
OR	HB 3938	Relating to applications for a residential tenancy; prescribing an effective date. Fees, screening and rent pricing	In committee	28 June 2025
OR	HB 3974	Relating to residential applicant screening charges. Fees, screening and rent pricing	In committee	28 June 2025
OR	HB 4123	Relating to landlord disclosure of confidential information; and prescribing an effective date. Fees, screening and rent pricing	■ Enacted	6 April 2026
OR	SB 1002	Relating to eviction. Eviction procedure	In committee	28 June 2025
OR	SB 1523	Relating to electronic access to residential tenancies; and prescribing an effective date. Fees, screening and rent pricing	■ Enacted	17 March 2026

State	Bill	Title	Current status	Last action
OR	SB 158	Relating to charges in lieu of security deposit. Security deposits	In committee	28 June 2025
OR	SB 495	Relating to residential rent increase limits. Rent caps and stabilization	In committee	28 June 2025
OR	SB 496	Relating to rent increase limits. Rent caps and stabilization	In committee	28 June 2025
OR	SB 54	Relating to cooling for residential tenancies. Habitability and repairs	In committee	28 June 2025
OR	SB 586	Relating to termination of tenancy due to sale of dwelling unit; and prescribing an effective date. Eviction procedure	■ Enacted	20 June 2025
OR	SB 594	Relating to terminations of residential tenancies without tenant cause. Eviction procedure	In committee	28 June 2025
OR	SB 599	Relating to immigration status discrimination in real estate transactions; and declaring an emergency. Fees, screening and rent pricing	■ Enacted	6 June 2025
OR	SB 690	Relating to perinatal public health; and declaring an emergency. Eviction procedure	■ Enacted	8 August 2025
OR	SB 722	Relating to residential tenancies. Rent caps and stabilization, Fees, screening and rent pricing	In committee	28 June 2025

State	Bill	Title	Current status	Last action
OR	SB 973	Relating to publicly supported housing; and prescribing an effective date.	■ Enacted	6 June 2025
PA	HB 1034	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, in creation of leases, statute of frauds and mortgaging of leaseholds, providing for payments for utility services.	In committee	24 March 2025
PA	HB 1095†	An Act amending Title 42 (Judiciary and Judicial Procedure) of the Pennsylvania Consolidated Statutes, in dockets, indices and other records, providing for limited access to eviction information; and requiring the Administrative Office of Pennsylvania Courts to process records. Eviction procedure	■ Passed chamber	20 October 2026
PA	HB 1250	An Act amending the act of November 24, 1976 (P.L.1176, No.261), known as the Manufactured Home Community Rights Act, providing for resident associations and group meetings; further providing for disclosure of fees; providing for reasonable increases in rent and fees and for... Rent caps and stabilization, Fees, screening and rent pricing	■ Passed chamber	18 June 2025

State	Bill	Title	Current status	Last action
PA	HB 1256	An Act amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, providing for short-term rental of residential property. Short-term rentals	In committee	17 April 2025
PA	HB 140	An Act amending the act of December 17, 1968 (P.L.1224, No.387), known as the Unfair Trade Practices and Consumer Protection Law, further providing for definitions.	In committee	22 May 2025
PA	HB 1463	An Act regulating certain smoke alarms; providing for dwelling unit owner and tenant responsibilities; and prescribing penalties.	In committee	14 May 2025
PA	HB 1492	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, providing for use of criminal records to screen tenants; imposing duties on the Pennsylvania Human Relations Commission; and imposing penalties. Fees, screening and rent pricing	■ Passed committee	25 March 2026
PA	HB 1705	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, in preliminary provisions, further providing for definitions; and, in creation of leases, statute of frauds and mortgaging of leaseholds,	In committee	8 July 2025

State	Bill	Title	Current status	Last action
		providing for website and disclosure...		
PA	HB 2023	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, in recovery of possession, further providing for hearing, judgment, writ of possession and payment of rent by tenant. Eviction procedure	■ Passed chamber	26 October 2026
PA	HB 2098†	An Act amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, providing for manufactured homes; consolidating the Manufactured Home Community Rights Act; establishing the Office of Manufactured Home Ombudsman, the position of Manufactured Home...	In committee	11 December 2025
PA	HB 2125	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, providing for tenant's rights.	In committee	9 January 2026
PA	HB 2303	An Act amending Title 48 (Lodging and Housing) of the Pennsylvania Consolidated Statutes, providing for temporary lodging at short-term rentals; and imposing penalties. Short-term rentals	In committee	19 March 2026

State	Bill	Title	Current status	Last action
PA	HB 2475	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, in recovery of possession, providing for pet fees. Fees, screening and rent pricing	In committee	4 May 2026
PA	HB 2597	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, in creation of leases, statute of frauds and mortgaging of leaseholds, further providing for leases for not more than three years and for leases for more than three years and... Fees, screening and rent pricing Companion: PA SB 1364	In committee	4 June 2026
PA	HB 343	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, in tenement buildings and multiple dwelling premises, further providing for definitions and providing for borrowing requirements, for abandonment of residential rental... Habitability and repairs	In committee	27 January 2025
PA	HB 573†	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, in recovery of possession, further providing for escrow funds limited.	In committee	12 February 2025

State	Bill	Title	Current status	Last action
PA	HB 607	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, in preliminary provisions, providing for effect of declaration of disaster emergency; and imposing a penalty.	In committee	12 February 2025
PA	HB 72†	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, providing for tenants' rights in cases of violence.	■ Passed chamber	1 May 2026
PA	HB 734	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, in tenement buildings and multiple dwelling premises, further providing for landlord's duties; and providing for tenant relocation.	■ Passed chamber	23 June 2025
PA	HB 843	An Act amending the act of November 24, 1976 (P.L.1176, No.261), known as the Manufactured Home Community Rights Act, further providing for closure of manufactured home communities.	In committee	10 March 2025
PA	HB 914	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, providing for limitations on rent increases; and imposing	In committee	17 March 2025

State	Bill	Title	Current status	Last action
		duties on the Pennsylvania Housing Finance Agency. Rent caps and stabilization		
PA	SB 1216†	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, in creation of leases, statute of frauds and mortgaging of leaseholds, providing for residential rental application fees. Fees, screening and rent pricing	In committee	18 March 2026
PA	SB 1270†	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, in creation of leases, statute of frauds and mortgaging of leaseholds, providing for parking provisions in lease.	In committee	14 April 2026
PA	SB 218	An Act amending the act of May 28, 1937 (P.L.955, No.265), referred to as the Housing Authorities Law, further providing for establishment of rentals and selection of tenants and for veteran preferences.	In committee	3 February 2025
PA	SB 546	An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, in preliminary provisions, providing for residential rental property rate increases; and establishing the Rent Control Advisory	In committee	9 April 2025

State	Bill	Title	Current status	Last action
		Board. Rent caps and stabilization		
PA	SB 549	An Act amending Title 42 (Judiciary and Judicial Procedure) of the Pennsylvania Consolidated Statutes, in dockets, indices and other records, providing for limited access to eviction information. Eviction procedure	In committee	4 April 2025
PA	SB 643	An Act amending the act of October 27, 1955 (P.L.744, No.222), known as the Pennsylvania Human Relations Act, further providing for definitions; prohibiting use of criminal history and retaliation relating to use of criminal history; providing for notice to prospective occupants... Fees, screening and rent pricing, Habitability and repairs	In committee	21 April 2025
PA	SB 670	An Act amending the act of May 28, 1937 (P.L.955, No.265), referred to as the Housing Authorities Law, providing for public housing safety committees; further providing for requirements regarding tenants and landlords in cities of the first class; and providing for background... Fees, screening and rent pricing	In committee	28 April 2025
PA	SB 745	An Act amending the act of November 24, 1976 (P.L.1176, No.261), known	In committee	3 June 2025

State	Bill	Title	Current status	Last action
		as the Manufactured Home Community Rights Act, providing for resident associations and group meetings; further providing for disclosure of fees; providing for reasonable increases in rent and fees, for... Rent caps and stabilization, Fees, screening and rent pricing		
PA	SB 746	An Act amending the act of November 24, 1976 (P.L.1176, No.261), known as the Manufactured Home Community Rights Act, providing for residents' right to purchase manufactured home community; and further providing for remedies.	■ Passed committee	30 June 2026
PA	SB 83	An Act amending Title 44 (Law and Justice) of the Pennsylvania Consolidated Statutes, in constables, further providing for restricted account and for fees. Fees, screening and rent pricing	■ Passed committee	4 June 2025

State	Bill	Title	Current status	Last action
PR	PS 238	Para añadir un nuevo Artículo 26-A en la Ley 272-2003, según enmendada, conocida como “Ley de Impuesto sobre el Canon por Ocupación de Habitación de Puerto Rico”, con el propósito de reglamentar la creación de registros municipales de alquileres a corto plazo y establecer un... Habitability and repairs	Passed chamber	17 November 2025
PR	PS 932	Para enmendar la Ley Núm. 66 de 17 de agosto de 1989, según enmendada, conocida como “Ley Orgánica de la Administración de Vivienda Pública de Puerto Rico”, añadiendo un nuevo Artículo 8.1 que ordene el restablecimiento, fortalecimiento y reconocimiento oficial de los Consejos...	In committee	6 February 2026
RI	HB 5103	AN ACT RELATING TO PROPERTY - - RHODE ISLAND FAIR HOUSING PRACTICES ACT Fees, screening and rent pricing	Dead	18 March 2025
RI	HB 5127	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Security deposits	Dead	18 March 2025

State	Bill	Title	Current status	Last action
RI	HB 5181	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Eviction procedure	Dead	18 March 2025
RI	HB 5264	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Rent caps and stabilization Companion: RI SB 580	Dead	18 March 2025
RI	HB 5446	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Habitability and repairs Companion: RI SB 58	Dead	18 March 2025
RI	HB 5503	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Eviction procedure Companion: RI SB 212	Dead	18 March 2025
RI	HB 5674	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Fees, screening and rent pricing Companion: RI HB 5675, RI SB 274	■ Enacted	2 July 2025
RI	HB 5676	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Rent caps and stabilization Companion: RI HB 5677, RI SB 803	Dead	18 March 2025

State	Bill	Title	Current status	Last action
RI	HB 5916	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Rent caps and stabilization, Eviction procedure Companion: RI SB 719	Dead	18 March 2025
RI	HB 5917	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Habitability and repairs Companion: RI SB 718	Dead	18 March 2025
RI	HB 5918	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Companion: RI SB 490	Dead	18 March 2025
RI	HB 5919	AN ACT RELATING TO PROPERTY - - TRESPASS AND VANDALISM - - RESIDENTIAL LANDLORD TENANT ACT Eviction procedure Companion: RI SB 817	Dead	18 March 2025
RI	HB 5954	AN ACT RELATING TO PROPERTY - - RENT CONTROL IN THE CITY OF PROVIDENCE Rent caps and stabilization	Dead	2 April 2025
RI	HB 6110	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Eviction procedure Companion: RI SB 511	In committee	19 March 2025

State	Bill	Title	Current status	Last action
RI	HB 6160	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Eviction procedure Companion: RI SB 738	Dead	22 April 2025
RI	HB 6378	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Eviction procedure	■ Passed committee	20 June 2025
RI	HB 7034	AN ACT RELATING TO PROPERTY - - RHODE ISLAND FAIR HOUSING PRACTICES ACT Fees, screening and rent pricing	Dead	18 March 2026
RI	HB 7129†	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Fees, screening and rent pricing	Dead	14 March 2026
RI	HB 7130†	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Security deposits	Dead	18 March 2026
RI	HB 7199	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT - - RHODE ISLAND SURVIVOR EARLY LEASE TERMINATION ACT Eviction procedure Companion: RI SB 2291	■ Enacted	18 June 2026
RI	HB 7285	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT	Dead	18 March 2026

State	Bill	Title	Current status	Last action
		ACT Companion: RI SB 2262, RI SB 2617		
RI	HB 7559	AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT Habitability and repairs Companion: RI SB 2893	Dead	18 March 2026
RI	HB 7655	AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT Habitability and repairs	Dead	18 March 2026
RI	HB 7657	AN ACT RELATING TO STATE AFFAIRS AND GOVERNMENT -- TOURISM AND DEVELOPMENT Short-term rentals	Dead	31 March 2026
RI	HB 7758	AN ACT RELATING TO HEALTH AND SAFETY -- BED BUGS IN RESIDENTIAL PREMISES ACT Habitability and repairs Companion: RI SB 2267	Dead	18 March 2026
RI	HB 7762	AN ACT RELATING TO PROPERTY -- FAIR CHANCE IN HOUSING CREDIT REPORTS ACT Fees, screening and rent pricing	Dead	18 March 2026
RI	HB 7764	AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT Fees, screening and rent pricing Companion: RI SB 2266	Dead	18 March 2026

State	Bill	Title	Current status	Last action
RI	HB 7765	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Rent caps and stabilization, Eviction procedure Companion: RI SB 2579	Dead	18 March 2026
RI	HB 7766	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Eviction procedure Companion: RI SB 2305	Dead	18 March 2026
RI	HB 8035†	AN ACT RELATING TO TOWNS AND CITIES - - PROPERTY TAX/RENT FREEZE BILL Rent caps and stabilization Companion: RI SB 2703	Dead	7 April 2026
RI	HB 8108†	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Rent caps and stabilization	Dead	18 March 2026
RI	HB 8109†	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT - - JUST CAUSE EVICTIONS Eviction procedure	Dead	18 March 2026
RI	HB 8110	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Companion: RI SB 2734	■ Enacted	18 June 2026
RI	HB 8111	AN ACT RELATING TO PROPERTY - - RESIDENTIAL	Dead	18 March 2026

State	Bill	Title	Current status	Last action
		LANDLORD AND TENANT ACT Eviction procedure		
RI	HB 8112†	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Security deposits	Dead	18 March 2026
RI	HB 8113†	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Security deposits	Dead	18 March 2026
RI	HB 8141	AN ACT RELATING TO PROPERTY - - RESIDENTIAL TENANT'S RIGHT TO LEGAL REPRESENTATION ACT Eviction procedure	Dead	18 March 2026
RI	HB 8385	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Eviction procedure	Dead	19 May 2026
RI	HR 7003	HOUSE RESOLUTION REINSTATING THE LIFE OF AND EXTENDING THE REPORTING AND EXPIRATION DATES OF THE SPECIAL LEGISLATIVE COMMISSION TO REVIEW AND PROVIDE RECOMMENDATIONS FOR POLICIES THAT DEAL WITH NUMEROUS ECONOMIC AND SOCIAL SHORT-TERM RENTALS ISSUES Short-term rentals	In committee	7 January 2026

State	Bill	Title	Current status	Last action
RI	SB 200	AN ACT RELATING TO HEALTH AND SAFETY - - BED BUGS IN RESIDENTIAL PREMISES ACT Habitability and repairs	Dead	15 May 2025
RI	SB 209	AN ACT RELATING TO PROPERTY - - FAIR CHANCE IN HOUSING ACT Fees, screening and rent pricing	Dead	6 May 2025
RI	SB 2165†	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Eviction procedure	In committee	16 January 2026
RI	SB 2271	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Rent caps and stabilization	Dead	7 May 2026
RI	SB 2294	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT - - JUST CAUSE EVICTIONS Eviction procedure	Dead	28 April 2026
RI	SB 2474	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT	Dead	30 April 2026
RI	SB 2591	AN ACT RELATING TO PROPERTY - - FAIR CHANCE IN HOUSING BACKGROUND CHECKS ACT Fees, screening and rent pricing, Habitability and repairs	Dead	28 April 2026

State	Bill	Title	Current status	Last action
RI	SB 2901	AN ACT RELATING TO TOWNS AND CITIES - - HOUSING MAINTENANCE AND OCCUPANCY CODE Security deposits, Habitability and repairs	Dead	7 May 2026
RI	SB 2972	AN ACT RELATING TO PROPERTY - - RESIDENTIAL TENANT'S RIGHT TO LEGAL REPRESENTATION ACT Eviction procedure	Dead	28 April 2026
RI	SB 2973	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Security deposits	Dead	28 April 2026
RI	SB 3157	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Habitability and repairs	Dead	7 May 2026
RI	SB 3158†	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Companion: RI HB 8386	■ Passed chamber	5 June 2026
RI	SB 3163	AN ACT RELATING TO PROPERTY - - RESIDENTIAL LANDLORD AND TENANT ACT Eviction procedure	■ Passed chamber	9 June 2026
RI	SB 512	AN ACT RELATING TO PROPERTY - - RESIDENTIAL TENANT'S RIGHT TO LEGAL REPRESENTATION ACT Eviction procedure	Dead	6 May 2025

State	Bill	Title	Current status	Last action
RI	SB 709	AN ACT RELATING TO TOWNS AND CITIES - - HOUSING MAINTENANCE AND OCCUPANCY CODE - - NOTICE OF VIOLATIONS Habitability and repairs Companion: RI HB 5921, RI SB 906	Passed chamber	12 June 2025
SC	H 3229†	Rental agreements Fees, screening and rent pricing, Habitability and repairs	In committee	14 January 2025
SC	H 3232	Residential rental property Habitability and repairs	In committee	14 January 2025
SC	H 3233	Landlord liability	In committee	5 February 2025
SC	H 3339	Evictions Eviction procedure	In committee	29 April 2025
SC	H 3346	South Carolina Rent Control Act Rent caps and stabilization	In committee	29 January 2025
SC	H 3387	Unlawful occupants of property Eviction procedure, Habitability and repairs	Enacted	1 July 2026
SC	H 3448†	Landlord prohibition	In committee	14 January 2025
SC	H 3462	Rental housing Fees, screening and rent pricing	In committee	14 January 2025
SC	H 3508	Lodging Accommodations Ejectment Eviction procedure	In committee	14 April 2026
SC	H 3569	Domestic violence in rental properties	Enacted	2 June 2026

State	Bill	Title	Current status	Last action
		Eviction procedure		
SC	H 3861	Short-term rentals Short-term rentals	In committee	30 January 2025
SC	H 4270	Evictions Eviction procedure	■ Enacted	5 June 2026
SC	S 442	Short Term Rentals Short-term rentals	In committee	19 March 2025
SC	S 56†	Ejectment of Tenants Verdict Eviction procedure	In committee	14 January 2025
SC	S 69	Lodging Accommodations Ejectment Eviction procedure	In committee	14 January 2025
SC	S 744	Eviction Expungement Eviction procedure	In committee	13 January 2026
SC	S 825	Family Protection Act	In committee	21 January 2026
SC	S 852	Removal of Certain Public Records Eviction procedure	In committee	28 January 2026
SC	S 983	Evictions Eviction procedure	■ Passed committee	6 May 2026
SD	HB 1231	clarify documentation requirements for assistance animals in rental dwelling units.	In committee	11 February 2026
SD	SB 238	authorize the removal of occupants from certain short-term lodging accommodations, and to provide a penalty therefor.	Introduced	5 February 2026

State	Bill	Title	Current status	Last action
SD	SB 4	revise procedures for returning and withholding security deposits for residential premises. Security deposits	■ Enacted	12 February 2026
TN	HB 1297†	Landlord and Tenant - As introduced, changes, from three days to three business days from the date written notice is received by a tenant, the date on which a landlord may terminate a rental agreement if the tenant or another person on the premises with the tenant's consent... Eviction procedure Companion: TN SB 1092	Introduced	12 February 2025
TN	HB 1345	Landlord and Tenant - As introduced, reduces the time period, after which a landlord may terminate a rental agreement, from 14 days to seven days following notice to the tenant of a material breach of the rental agreement for the nonpayment of rent, the cost of repairs, damages... Eviction procedure Companion: TN SB 1088	In committee	12 March 2025
TN	HB 1381	Housing - As introduced, authorizes municipalities to create, implement, and enforce a rental property registry for all residential rental dwelling units within the municipality's jurisdiction; requires owners of residential	In committee	19 March 2025

State	Bill	Title	Current status	Last action
		rental dwelling units to register; requires a... Habitability and repairs Companion: TN SB 1008		
TN	HB 1501	Local Government, General - As introduced, authorizes a municipality to create and require the use of a landlord registry for a real estate investment trust that owns, operates, or finances 10 or more dwelling units located within the municipality. - Amends TCA Title 66. Habitability and repairs Companion: TN SB 1601	■ Passed chamber	23 February 2026
TN	HB 1703	Real Property - As introduced, requires corporations, limited liability companies, limited partnerships, and limited liability partnerships that purchase or acquire residential rental property in this state to register the property with the secretary of state. - Amends TCA Title... Companion: TN SB 1693	In committee	22 January 2026
TN	HB 1940	Landlord and Tenant - As introduced, states that unlawful detainer actions are confidential and shielded from public inspection if the action was filed on or after July 1, 2026, the case was dismissed by the court or a party, an appeal is not pending in the case, and three years...	In committee	18 March 2026

State	Bill	Title	Current status	Last action
		Eviction procedure, Habitability and repairs Companion: TN SB 2016		
TN	HB 2234	Trade Regulation - As introduced, enacts the "Stop Rent Rigging Act." - Amends TCA Title 47 and Title 66. Companion: TN SB 1990	In committee	5 February 2026
TN	HB 2235	Human Rights - As introduced, enacts the "Tennessee Fair Chance Housing Act." - Amends TCA Title 4, Chapter 21 and Title 66. Companion: TN SB 2506	In committee	18 March 2026
TN	HB 319†	Taxes, Ad Valorem - As introduced, revises the definition of "residential property" for purposes of classification and assessment of property taxes to include property that can be sold and purchased as a single unit fee simple title, regardless of whether it is vacant... Companion: TN SB 327	In committee	19 March 2025
TN	HB 452	Remedies and Special Proceedings - As introduced, requires that the trial for an unlawful detainer action be held no later than 14 days from the date the plaintiff filed the unlawful detainer motion; limits the scope of a hearing for an unlawful detainer motion based on... Eviction procedure Companion: TN SB 806	In committee	12 March 2025

State	Bill	Title	Current status	Last action
TN	HB 648	Landlord and Tenant - As introduced, authorizes a landlord to submit a single registration form for a multi-dwelling property with the agency or department of local government that is responsible for enforcing building codes in the jurisdiction if the property contains five or... Habitability and repairs Companion: TN SB 592	In committee	19 March 2025
TN	HB 757†	Landlord and Tenant - As introduced, increases, from 30 to 45, the number of days a tenant or household member and a landlord have to agree upon a date to terminate a residential rental or lease agreement, provided the tenant supplies written notice and documentation to the... Eviction procedure Companion: TN SB 967	In committee	12 March 2025
TN	HB 955	Housing - As introduced, enacts the "Affordable Housing and Tenant Protection Act"; allows local governments to adopt ordinances and resolutions to control rent for private residential rental units; creates the increased housing program and increased housing fund; authorizes the... Companion: TN SB 961	In committee	18 March 2026

State	Bill	Title	Current status	Last action
TN	SB 1993	Landlord and Tenant - As enacted, prohibits certain persons from publishing, transmitting, or broadcasting any video of the service of civil process related to an eviction proceeding without the express written permission of the individual being served with civil process... Eviction procedure Companion: TN HB 2041	Enacted	6 April 2026
TN	SB 350	Landlord and Tenant - As enacted, generally restricts a landlord from prohibiting a residential tenant from lawfully possessing, carrying, transporting, or storing a firearm, any part of a firearm, or firearm ammunition in the tenant's residential property; a vehicle located in... Companion: TN HB 469	Enacted	6 April 2026
TX	HB 1063	Relating to the creation of tenant legal services offices by local governments to assist low-income residential tenants in eviction cases and in cases involving discrimination based on the tenants' disabilities. Eviction procedure, Fees, screening and rent pricing	In committee	1 April 2025
TX	HB 1099	Relating to a landlord's duty to provide and maintain a functioning air conditioning system or unit in an apartment.	In committee	7 March 2025

State	Bill	Title	Current status	Last action
		Habitability and repairs Companion: TX HB 2900		
TX	HB 1100†	Relating to a tenant's provision of notice to a landlord for a repair or remedy through an online apartment portal. Habitability and repairs	In committee	7 March 2025
TX	HB 1184†	Relating to prohibiting a prospective residential landlord from increasing the amount of rent during the rental application process. Fees, screening and rent pricing Companion: TX HB 1185, TX HB 1214, TX HB 1247, TX HB 410, TX HB 4151, TX HB 438, TX HB 577	In committee	7 March 2025
TX	HB 1206†	Relating to the disclosure of certain fees by a landlord. Fees, screening and rent pricing Companion: TX SB 759	In committee	10 March 2025
TX	HB 126	Relating to a landlord's liability to a tenant for a casualty loss to residential rental premises caused by the landlord.	Introduced	18 July 2025
TX	HB 1299	Relating to certain deposits, fees, or charges required to be provided by a tenant or prospective tenant in connection with a residential lease. Fees, screening and rent pricing, Security deposits	In committee	10 March 2025
TX	HB 1369	Relating to the confidentiality of residential eviction case	In committee	11 March 2025

State	Bill	Title	Current status	Last action
		information. Eviction procedure		
TX	HB 1518	Relating to the issuance by the Texas Department of Housing and Community Affairs of verified residential rental applications. Fees, screening and rent pricing	In committee	12 March 2025
TX	HB 1711	Relating to notice and opportunity to cure a tenant's default that must be given before filing an eviction suit. Eviction procedure	In committee	14 March 2025
TX	HB 1860	Relating to disclosure by the landlord of a residential multiunit complex to a tenant of the percentage of the tenant's monthly rent payment attributable to the property taxes due for the complex.	In committee	14 March 2025
TX	HB 2031	Relating to the possession, carrying, transporting, or storing of a firearm or firearm ammunition by a tenant on the leased premises; providing a civil penalty.	Passed committee	13 May 2025
TX	HB 2037	Relating to repairs made pursuant to a residential or manufactured home tenant's notice of intent to repair and the provision of notice regarding a residential or manufactured home tenant's security deposit. Security deposits, Habitability and repairs	Enacted	20 June 2025

State	Bill	Title	Current status	Last action
TX	HB 2184	Relating to a tenant's right to terminate a residential lease following certain outages of essential utilities. Eviction procedure	In committee	14 March 2025
TX	HB 2223	Relating to the confidentiality of eviction case information. Eviction procedure	In committee	14 March 2025
TX	HB 230	Relating to a landlord's liability to a tenant for a casualty loss to residential rental premises caused by the landlord.	Introduced	18 August 2025
TX	HB 2471†	Relating to security deposits collected by a municipal utility district. Security deposits	In committee	17 March 2025
TX	HB 2491	Relating to the use of certain algorithmic devices in the determination of residential rental prices. Fees, screening and rent pricing	In committee	17 March 2025
TX	HB 2493	Relating to the regulation of certain eviction-related service businesses. Eviction procedure	In committee	17 March 2025
TX	HB 2578	Relating to landlord and tenant dispute information reported by courts and published on a publicly accessible Internet website.	■ Passed chamber	23 April 2025
TX	HB 2748	Relating to a pilot program to disburse payments to residential landlords when tenants terminate leases following family violence,	In committee	18 March 2025

State	Bill	Title	Current status	Last action
		certain sex offenses, or stalking. Eviction procedure		
TX	HB 2901†	Relating to the maximum amount of a security deposit for a residential lease. Security deposits	In committee	19 March 2025
TX	HB 2903	Relating to a landlord's duty to acknowledge receipt of a notice to repair or remedy a condition that materially affects the physical health or safety of a tenant. Habitability and repairs	In committee	19 March 2025
TX	HB 2904	Relating to restrictions on, and required disclosures relating to, rent increases for residential and manufactured home tenancies. Rent caps and stabilization	In committee	19 March 2025
TX	HB 2905	Relating to rental application fees; providing an administrative penalty. Fees, screening and rent pricing	In committee	19 March 2025
TX	HB 2908†	Relating to a tenant's receipt of a security deposit refund. Security deposits	In committee	19 March 2025
TX	HB 2909	Relating to the expunction of records in residential eviction suits. Eviction procedure	In committee	19 March 2025
TX	HB 2910	Relating to single-family homes held by corporate owners for rental purposes; providing a civil penalty. Companion: TX SB 443	In committee	19 March 2025

State	Bill	Title	Current status	Last action
TX	HB 2968	Relating to single-family homes held by corporate owners for rental purposes; requiring information by and registration of certain corporate owners; authorizing a fee and civil penalty. Fees, screening and rent pricing, Habitability and repairs	In committee	20 March 2025
TX	HB 3155	Relating to the disclosure of fees by certain landlords in residential rental application transactions. Fees, screening and rent pricing	In committee	20 March 2025
TX	HB 3198	Relating to screening by a landlord of applicants for residential tenancies. Fees, screening and rent pricing Companion: TX SB 340	In committee	20 March 2025
TX	HB 32	Relating to the eviction from real property of certain persons not entitled to enter, occupy, or remain in possession of the premises. Eviction procedure	■ Passed committee	12 May 2025
TX	HB 3340†	Relating to the authority of a municipality to establish rent control for persons 65 years of age or older. Rent caps and stabilization	In committee	21 March 2025

State	Bill	Title	Current status	Last action
TX	HB 3497	Relating to certain deposits or fees required to be provided by a tenant or prospective tenant in connection with a residential lease. Fees, screening and rent pricing, Security deposits	In committee	24 March 2025
TX	HB 3532	Relating to multifamily residential developments owned by public facility corporations.	In committee	24 March 2025
TX	HB 3706	Relating to the installation by a residential tenant of electric vehicle supply equipment in a parking space assigned to the tenant.	In committee	26 March 2025
TX	HB 4015†	Relating to a prohibition on the required recording of certain tenant admission preferences in a land use restriction agreement for developments that receive financial assistance administered by the Texas Department of Housing and Community Affairs.	In committee	27 March 2025
TX	HB 4179	Relating to the right of first responders and their dependents to vacate and avoid liability under a residential lease. Eviction procedure	In committee	31 March 2025
TX	HB 4243	Relating to removal of certain eviction case information from credit reports. Eviction procedure, Fees, screening and rent pricing	In committee	7 April 2025

State	Bill	Title	Current status	Last action
TX	HB 4305	Relating to disclosure of rent and certain fees and charges by a landlord. Fees, screening and rent pricing	In committee	1 April 2025
TX	HB 4470	Relating to the termination of a lease agreement of a servicemember's dependent. Eviction procedure Companion: TX SB 2179	In committee	3 April 2025
TX	HB 4554	Relating to procedures for residential eviction suits. Eviction procedure Companion: TX SB 1904	In committee	3 April 2025
TX	HB 5073	Relating to a landlord's duty to provide an accounting statement to a residential tenant.	In committee	7 April 2025
TX	HB 5241	Relating to an action to remedy certain conditions affecting safety or habitability of certain residential rental property; providing a civil penalty. Habitability and repairs Companion: TX SB 2524	In committee	7 April 2025
TX	HB 5407†	Relating to restrictions on residential leasing in property owners' associations. Companion: TX HB 5438	In committee	7 April 2025
TX	HB 5486†	Relating to the provision of written notice to vacate real property. Eviction procedure	In committee	7 April 2025
TX	HB 714	Relating to the establishment and implementation by the Texas Department of Housing	In committee	8 April 2025

State	Bill	Title	Current status	Last action
		and Community Affairs of the Texas Tenant Readiness and Landlord Incentive Pilot Program.		
TX	HB 79	Relating to the notice period for certain evictions. Eviction procedure	Introduced	14 July 2025
TX	HB 798	Relating to certain rights and duties of residential tenants and landlords; increasing the amount of civil penalties. Companion: TX SB 882	In committee	5 March 2025
TX	SB 1155	Relating to prohibiting an increase in the rent of a tenant residing in a development supported with a low income housing tax credit allocation.	In committee	28 February 2025
TX	SB 1802	Relating to a landlord's duty to repair or remedy certain conditions. Habitability and repairs	■ Passed chamber	27 May 2025
TX	SB 230†	Relating to limitations on the information contained on a consumer report furnished by a consumer reporting agency. Fees, screening and rent pricing	In committee	3 February 2025
TX	SB 2302†	Relating to certain fees charged to tenants of residential properties. Fees, screening and rent pricing	In committee	25 March 2025
TX	SB 2349	Relating to notice requirements for a leased dwelling located in a	■ Enacted	19 May 2025

State	Bill	Title	Current status	Last action
		floodplain. Companion: TX HB 2214		
TX	SB 2734	Relating to consideration of education-related income in determining eligibility of applicants for residential tenancies. Fees, screening and rent pricing	In committee	3 April 2025
TX	SB 2762	Relating to the sale of a manufactured home community.	In committee	3 April 2025
TX	SB 2763†	Relating to the renewal of certain leases in manufactured home communities.	In committee	3 April 2025
TX	SB 2834	Relating to the eviction hearings and appeals. Eviction procedure	In committee	7 April 2025
TX	SB 38	Relating to the eviction from real property of certain persons not entitled to enter, occupy, or remain in possession of the premises. Eviction procedure	■ Enacted	20 June 2025
TX	SB 485	Relating to the duties of care of certain landlords regarding disasters.	In committee	3 February 2025
TX	SB 601†	Relating to mail fees charged to tenants of certain residential properties. Fees, screening and rent pricing	In committee	3 February 2025
TX	SB 603	Relating to a landlord's authority to collect from a tenant certain late fees for nonpayment or late payment	In committee	3 February 2025

State	Bill	Title	Current status	Last action
		for a utility. Eviction procedure, Fees, screening and rent pricing		
TX	SB 851	Relating to repairs made pursuant to a tenant's notice of intent to repair and the refund of a tenant's security deposit. Security deposits, Habitability and repairs	In committee	13 February 2025
TX	SB 948	Relating to the confidentiality of residential eviction case information. Eviction procedure	In committee	13 February 2025
US	H.R. 10103	Stable Homes Act	In committee	13 August 2026
US	H.R. 1479	Hotel Fees Transparency Act of 2025 Fees, screening and rent pricing Companion: US S. 314	■ Passed chamber	29 April 2025
US	H.R. 206	Landlord Accountability Act of 2025	In committee	3 January 2025
US	H.R. 2461	Manufactured Housing Tenant’s Bill of Rights Act of 2025 Companion: US S. 1194	In committee	27 March 2025
US	H.R. 3126	Promoting Submetering for Affordable Housing Act	In committee	30 April 2025
US	H.R. 3918	To ensure that certain short-term rentals are equipped with a smoke detector and a carbon monoxide detector, and for other purposes. Short-term rentals	In committee	11 June 2025

State	Bill	Title	Current status	Last action
US	H.R. 4100	End Junk Fees for Renters Act Fees, screening and rent pricing	In committee	19 December 2025
US	H.R. 4369	End Tenant Credit Screening Act Fees, screening and rent pricing	In committee	14 July 2025
US	H.R. 4761	Eviction Right to Counsel Act of 2025 Eviction procedure	In committee	25 July 2025
US	H.R. 4969	Keep Mobile Homes Affordable Act	In committee	12 August 2025
US	H.R. 5110	Federal Disaster Housing Stability Act of 2025	In committee	3 September 2025
US	H.R. 5700	Break Free From Domestic Violence Act	In committee	6 October 2025
US	H.R. 5708	Federal Employees Civil Relief Act	In committee	8 October 2025
US	H.R. 5990	Whole-Home Repairs Act of 2025 Habitability and repairs	In committee	7 November 2025
US	H.R. 6124	End Rent Fixing Act of 2025	In committee	19 November 2025
US	H.R. 6713	Protect Veteran Students, Job Seekers, and Entrepreneurs Housing Act	In committee	15 January 2026
US	H.R. 7138	Stop Wall Street Landlords Act of 2026	In committee	16 January 2026
US	H.R. 8047	Promoting Resident Ownership of Manufactured Home Communities Act	In committee	24 March 2026

State	Bill	Title	Current status	Last action
US	H.R. 8185	HELP Act of 2026	In committee	2 April 2026
US	H.R. 9220	Restore Military Families' Voices Act Companion: US S. 4718	In committee	9 June 2026
US	H.R. 9708	SECURED Act of 2026	In committee	15 July 2026
US	H.R. 9934	Housing BOOM Act	In committee	23 July 2026
US	S. 2148	End Junk Fees for Renters Act Fees, screening and rent pricing	In committee	24 June 2025
US	S. 2463	Eviction Right to Counsel Act of 2025 Eviction procedure	In committee	24 July 2025
US	S. 2982	Federal Employees Civil Relief Act	In committee	7 October 2025
US	S. 3207	End Rent Fixing Act of 2025	In committee	19 November 2025
US	S. 3464	Housing BOOM Act	In committee	11 December 2025
US	S. 3904	American Homeownership Act	In committee	24 February 2026
US	S. 4361	Pets Belong with Families Act	In committee	21 April 2026
US	S. 5535†	Eviction Crisis Act of 2026 Eviction procedure	■ In committee	24 September 2026
UT	HB 182	Rental Amendments	Dead	8 March 2025

State	Bill	Title	Current status	Last action
UT	HB 256	Municipal and County Zoning Amendments	■ Enacted	19 March 2025
UT	HB 320	Municipal Ordinance Amendments	Dead	8 March 2025
UT	HB 404	Sex-Designated Housing Amendments	■ Enacted	23 March 2026
UT	HB 478	Residential Rental Modifications Habitability and repairs	In committee	7 March 2026
UT	HB 516	Landlord Communication Amendments	In committee	7 March 2026
UT	SB 125	Eviction Amendments Eviction procedure	Dead	8 March 2025
UT	SB 187	Renter Credit Reporting Amendments Fees, screening and rent pricing	Dead	7 March 2026
UT	SB 215†	Eviction Record Amendments Eviction procedure	■ Passed chamber	7 March 2026
UT	SB 270	State Court Amendments	■ Enacted	24 March 2026
UT	SB 76	Residential Rental Payment Reporting Amendments	In committee	7 March 2026
UT	SJR 14†	Joint Resolution Regarding Price Fixing In Rental Housing Fees, screening and rent pricing	Dead	8 March 2025
VA	HB 1005	Virginia Residential Landlord and Tenant Act; rental payment methods, prohibited fees. Fees, screening and rent pricing Companion: VA SB 313	■ Enacted	13 April 2026

State	Bill	Title	Current status	Last action
VA	HB 1078†	Virginia Residential Landlord and Tenant Act; adverse action by landlord, tenant remedies. Eviction procedure	Passed chamber	14 March 2026
VA	HB 1093	Virginia Residential Landlord and Tenant Act; landlord remedies, attorney fees capped. Eviction procedure, Fees, screening and rent pricing	Passed chamber	14 March 2026
VA	HB 1177	Local rent stabilization authority; civil penalty. Rent caps and stabilization	In committee	29 January 2026
VA	HB 1252	Virginia Residential Landlord and Tenant Act; algorithmic pricing device use by certain landlords. Fees, screening and rent pricing	In committee	21 July 2026
VA	HB 1259	Virginia Residential Landlord and Tenant Act; mold remediation. Habitability and repairs	In committee	5 February 2026
VA	HB 1325†	Manufactured Home Lot Rental Act; landlord obligations.	Enacted	13 April 2026
VA	HB 1361	Virginia Residential Landlord & Tenant Act; civil action for unlawful detainer, termination notice. Eviction procedure	Enacted	13 April 2026
VA	HB 14	Virginia Residential Landlord and Tenant Act; enforcement by localities.	Enacted	13 April 2026

State	Bill	Title	Current status	Last action
VA	HB 1408	Virginia Residential Landlord and Tenant Act; landlord remedies, rental agreement noncompliance. Eviction procedure	Enacted	13 April 2026
VA	HB 1409	Virginia Residential Landlord and Tenant Act; prohibited provisions in rental agreements. Fees, screening and rent pricing, Habitability and repairs	In committee	21 July 2026
VA	HB 1415	Va. Residential Landlord and Tenant Act; public funding for multifamily residential housing, etc. Fees, screening and rent pricing	Passed chamber	4 March 2026
VA	HB 15	Va. Residential Landlord and Tenant Act; landlord remedies, noncompliance with rental agreement. Eviction procedure Companion: VA SB 48	Enacted	8 April 2026
VA	HB 1557	Short-term rentals; registration; civil penalty. Habitability and repairs, Short-term rentals	In committee	4 February 2025
VA	HB 1584	Unlawful detainer actions; no rental agreement between owner and occupant; immediate execution of writ of possession. Eviction procedure	In committee	17 January 2025

State	Bill	Title	Current status	Last action
VA	HB 1623	Eviction Diversion Pilot Program; name change, expiration repealed. Eviction procedure Companion: VA SB 830	Enacted	24 March 2025
VA	HB 1638	Va. Residential Landlord and Tenant Act; affordable housing, criminal record screening model policy. Fees, screening and rent pricing	Vetoed	2 April 2025
VA	HB 1654	Short-term rental properties; definitions, human trafficking awareness training. Short-term rentals	Passed committee	4 February 2025
VA	HB 1688	Short-term rentals; compliance; civil penalty. Short-term rentals	In committee	4 February 2025
VA	HB 1709	Va. Residential Landlord & Tenant Act; landlord obligations, access of tenant to broadband services.	In committee	4 February 2025
VA	HB 1718	Virginia Residential Landlord and Tenant Act; enforcement by localities.	Vetoed	2 April 2025
VA	HB 1719	Virginia Residential Landlord and Tenant Act; landlord remedies; noncompliance with rental agreement. Eviction procedure Companion: VA SB 812	Vetoed	2 April 2025
VA	HB 174	Va. Residential Landlord & Tenant Act; early termination of rental agreement by military personnel. Eviction procedure	Enacted	6 April 2026

State	Bill	Title	Current status	Last action
VA	HB 1867	Va. Residential Landlord & Tenant Act; terms and conditions of rental agreement, renewal notice. Rent caps and stabilization Companion: VA HB 2218	Enacted	24 March 2025
VA	HB 1870	Virginia Residential Landlord and Tenant Act; algorithmic device services or products prohibited; civil penalty. Fees, screening and rent pricing	In committee	5 February 2025
VA	HB 1872	Virginia Residential Landlord and Tenant Act; adverse action by landlord, tenant remedies. Eviction procedure	Vetoed	2 April 2025
VA	HB 2047	Virginia Residential Landlord and Tenant Act; algorithmic pricing devices, report. Fees, screening and rent pricing	In committee	5 February 2025
VA	HB 2122†	Manufactured Home Lot Rental Act; landlord obligations.	Vetoed	2 April 2025
VA	HB 2151	Virginia Residential Landlord and Tenant Act; revises definition of community land trust.	Enacted	18 March 2025
VA	HB 2175	Local anti-rent gouging authority; civil penalty. Rent caps and stabilization	Passed committee	4 February 2025
VA	HB 221	Appeals bond; indigent parties, appeal of unlawful detainer. Eviction procedure	Enacted	13 April 2026

State	Bill	Title	Current status	Last action
VA	HB 2229†	Virginia Residential Landlord & Tenant Act; material noncompliance by landlord, rent escrow. Habitability and repairs	■ Vetoed	2 April 2025
VA	HB 2415	Public housing authorities; indigent parties, unlawful detainer. Eviction procedure, Fees, screening and rent pricing, Habitability and repairs	■ Enacted	2 May 2025
VA	HB 2430†	Virginia Residential Landlord and Tenant Act; fee disclosure statement. Fees, screening and rent pricing	■ Enacted	24 March 2025
VA	HB 247†	Virginia Residential Landlord and Tenant Act; noncompliance by certain landlords, tenant remedies.	In committee	18 November 2024
VA	HB 2557	Real estate brokers, salespersons, and rental location agents; exemptions.	■ Enacted	24 March 2025
VA	HB 278	Local anti-rent gouging authority; civil penalty. Rent caps and stabilization	In committee	21 July 2026
VA	HB 329	Va. Residential Landlord & Tenant/Manufactured Home Lot Rental Acts; retaliatory conduct prohibited. Habitability and repairs	■ Vetoed	13 April 2026
VA	HB 374	Manufactured Home Lot Rental Act; written rental agreement, lot rent increase prohibition, etc. Rent caps and stabilization,	■ Enacted	13 April 2026

State	Bill	Title	Current status	Last action
		Security deposits, Habitability and repairs		
VA	HB 379†	Virginia Residential Landlord and Tenant Act; application, notice, deposit, fee. Fees, screening and rent pricing	Vetoed	12 April 2026
VA	HB 519	Virginia Residential Landlord and Tenant Act; definition of essential services.	Enacted	13 April 2026
VA	HB 527	Eviction Reduction Program; established, report. Eviction procedure	Enacted	6 April 2026
VA	HB 593	Summons for unlawful detainer; legal resources, plain-language overview of process. Eviction procedure	Enacted	13 April 2026
VA	HB 600	Short-term rental properties; rental operator to complete human trafficking awareness training. Habitability and repairs, Short-term rentals	Passed committee	18 February 2026
VA	HB 616	Virginia Residential Landlord and Tenant Act; tenant records.	Enacted	13 April 2026
VA	HB 678	Virginia Residential Landlord and Tenant Act; terms and conditions of rental agreement. Rent caps and stabilization	Vetoed	11 April 2026
VA	HB 721†	Local anti-rent gouging authority; civil penalty. Rent caps and stabilization	Passed committee	18 November 2024

State	Bill	Title	Current status	Last action
VA	HB 79	Virginia Residential Landlord and Tenant Act; duties of landlord, mold remediation, civil penalty. Fees, screening and rent pricing, Habitability and repairs	In committee	21 July 2026
VA	HB 834	Virginia Residential Landlord and Tenant Act; fire or casualty damage, termination by landlord. Eviction procedure	■ Vetoed	11 April 2026
VA	HB 837	Virginia Residential Landlord and Tenant Act; Eviction Diversion Program, eligibility. Eviction procedure	■ Enacted	6 April 2026
VA	HB 848	Va. Residential Landlord and Tenant Act; material noncompliance by landlord, rent escrow, relief. Habitability and repairs	■ Vetoed	11 April 2026
VA	HB 95†	Va. Residential Landlord and Tenant Act; landlord remedies, noncompliance with rental agreement. Eviction procedure	■ Vetoed	12 April 2026
VA	SB 1043	Va. Residential Landlord & Tenant Act; terms and conditions of rental agreement, renewal notice. Rent caps and stabilization	■ Enacted	24 March 2025
VA	SB 1128	Va. Residential Landlord and Tenant Act; affordable housing, criminal record screening model policy. Fees, screening and rent pricing	■ Vetoed	2 April 2025

State	Bill	Title	Current status	Last action
VA	SB 1136	Local anti-rent gouging authority; civil penalty. Rent caps and stabilization	Dead	29 January 2025
VA	SB 1221	Public housing authorities; indigent parties, unlawful detainer. Eviction procedure, Fees, screening and rent pricing, Habitability and repairs	■ Enacted	2 May 2025
VA	SB 1330	Short-term rentals; registration, civil penalty, effective date. Habitability and repairs, Short-term rentals	In committee	24 January 2025
VA	SB 1356†	Virginia Residential Landlord and Tenant Act; rental payment methods.	■ Enacted	2 April 2025
VA	SB 1400	Va. Residential Landlord & Tenant Act; algorithmic device services or products prohibited. Fees, screening and rent pricing	In committee	29 January 2025
VA	SB 273	Virginia Residential Landlord and Tenant Act; Eviction Diversion Program, eligibility. Eviction procedure	■ Enacted	13 April 2026
VA	SB 290	Virginia Residential Landlord and Tenant Act; enforcement by localities. Habitability and repairs	■ Enacted	13 April 2026

State	Bill	Title	Current status	Last action
VA	SB 294	Va. Residential Landlord & Tenant Act; submetering, energy allocation, & ratio utility billing sys. Eviction procedure, Habitability and repairs	■ Enacted	13 April 2026
VA	SB 325	Va. Residential Landlord & Tenant Act; early termination of rental agreement by military personnel.	■ Enacted	6 April 2026
VA	SB 349	Virginia Residential Landlord and Tenant Act; pre-tenancy fees. Fees, screening and rent pricing	In committee	21 July 2026
VA	SB 355	Local anti-rent gouging authority; civil penalty. Rent caps and stabilization	In committee	21 July 2026
VA	SB 373	Va. Residential Landlord and Tenant Act; defense to action for possessions for nonpayment of rent. Eviction procedure Companion: VA HB 281	■ Enacted	13 April 2026
VA	SB 585	Virginia Fair Housing Law, et al.; personalized algorithmic pricing disclosures, prohibitions. Fees, screening and rent pricing	In committee	4 February 2026
VA	SB 596†	Virginia Residential Landlord and Tenant Act; noncompliance with rental agreement. Eviction procedure	In committee	19 November 2024

State	Bill	Title	Current status	Last action
VA	SB 628	Eviction Reduction Program; established, report. Eviction procedure	Enacted	31 March 2026
VA	SB 748	Uniform Statewide Building Code; stakeholder group to evaluate temperature regulation. Habitability and repairs	Passed chamber	17 February 2025
VA	SB 815†	Virginia Residential Landlord and Tenant Act; adverse action by landlord, tenant remedies. Fees, screening and rent pricing	Vetoed	2 April 2025
VA	SB 884	Virginia Residential Landlord and Tenant Act; early termination of rental agreement. Eviction procedure	Enacted	24 March 2025
VI	36-0022	An Act amending title 28 Virgin Islands Code, chapter 31, subchapter I, section 752 relating to notice for the termination of month-to-month residential tenancies and adding section 752 (b) requiring fair notice for rent increases for residential tenancies Rent caps and stabilization	Passed committee	14 May 2025
VT	H 169	An act relating to amending the prohibitions against discrimination in public accommodations and housing Fees, screening and rent pricing	Introduced	7 February 2025
VT	H 242	An act relating to regulating short-term rentals	Introduced	18 February 2025

State	Bill	Title	Current status	Last action
		Short-term rentals		
VT	H 399	An act relating to tenant rights Companion: VT S 91	Introduced	26 February 2025
VT	H 440	An act relating to providing protections against no-cause eviction Eviction procedure	Introduced	28 February 2025
VT	H 462	An act relating to approval of an amendment to the charter of the City of Burlington concerning just cause eviction Eviction procedure	Introduced	12 March 2025
VT	H 509	An act relating to approval of an amendment to the charter of the City of Winooski	Introduced	24 April 2025
VT	H 565	An act relating to security deposits Security deposits	Introduced	6 January 2026
VT	H 688	An act relating to timelines and process for residential evictions Eviction procedure	Introduced	15 January 2026
VT	H 695	An act relating to approval of amendments to the charter of the Town of Bennington concerning a local option tax on short-term rentals Short-term rentals	Introduced	15 January 2026
VT	H 704	An act relating to the Tenant Representation Pilot Program	Introduced	15 January 2026
VT	H 728	An act relating to trespass in common areas	Introduced	21 January 2026

State	Bill	Title	Current status	Last action
VT	H 756	An act relating to termination of residential rental agreements based on criminal activity and increased penalties for crimes within a dwelling Eviction procedure	Introduced	22 January 2026
VT	H 757	An act relating to manufactured homes and limited equity cooperatives	Enacted	29 May 2026
VT	H 772	An act relating to residential rental agreements, eviction procedures, and the creation of the positive rental payment credit reporting pilot program Eviction procedure	Passed chamber	27 May 2026
VT	H 844	An act relating to sales tax and a new surcharge paid on fuel by owners of short-term rental and second home properties Short-term rentals	Introduced	30 January 2026
VT	H 874	An act relating to municipal acquisition of abandoned residential and commercial property, municipal regulation of housing, and State funding for housing development	Introduced	4 February 2026
VT	H 946†	An act relating to the advertisement and costs of utilities under a residential rental agreement Fees, screening and rent pricing	Introduced	20 March 2026

State	Bill	Title	Current status	Last action
VT	S 127	An act relating to housing and housing development	■ Enacted	13 June 2025
VT	S 238	An act relating to revenue for education and housing development	Introduced	13 January 2026
VT	S 305	An act relating to housing and land use	Introduced	23 January 2026
VT	S 309	An act relating to residential rental agreements, eviction procedures, and the creation of the positive rental payment credit reporting pilot program Eviction procedure	Introduced	27 January 2026
VT	S 34	An act relating to lowering the rate of increase for mobile home lot rents	Introduced	30 January 2025
WA	HB 1088	Preparing for revisions to the residential landlord-tenant act by creating a task force and establishing a moratorium on new residential landlord-tenant regulations. Companion: WA SB 5678	In committee	12 January 2026
WA	HB 1089	Concerning eviction reform and tenant safety. Eviction procedure Companion: WA SB 5740	In committee	12 January 2026
WA	HB 1099	Creating a tenant assistance program. Companion: WA SB 5731	In committee	12 January 2026

State	Bill	Title	Current status	Last action
WA	HB 1204	Concerning senior shared housing in manufactured home communities.	Passed committee	12 January 2026
WA	HB 1217	Improving housing stability for tenants subject to the residential landlord-tenant act and the manufactured/mobile home landlord-tenant act by limiting rent and fee increases, requiring notice of rent and fee increases, limiting fees and deposits, establishing a landlord... Rent caps and stabilization, Fees, screening and rent pricing, Security deposits	Enacted	7 May 2025
WA	HB 1365	Providing rental assistance to manufactured/mobile home park tenants.	In committee	12 January 2026
WA	HB 1621	Authorizing superior courts to appoint housing court commissioners. Companion: WA SB 5741	Enacted	13 May 2025
WA	HB 1763	Providing state funding for essential affordable housing programs.	In committee	12 January 2026
WA	HB 1768	Preserving manufactured housing communities by limiting purchases by certain entities.	Passed committee	12 January 2026
WA	HB 1915	Strengthening tenant protections. Companion: WA HB 2022, WA HB 2699	In committee	12 January 2026

State	Bill	Title	Current status	Last action
WA	HB 1927	Facilitating positive rent payment information to consumer reporting agencies at tenant request. Fees, screening and rent pricing	Passed committee	12 January 2026
WA	HB 2265	Protecting tenants from periods of extreme heat. Habitability and repairs	In committee	19 January 2026
WA	HB 2299	Establishing an independent living ombuds to support seniors living in independent living facilities and the independent living portion of continuing care retirement communities. Companion: WA SB 5964	In committee	15 January 2026
WA	HB 2452	Modifying requirements for service of rent increase notices. Rent caps and stabilization	Enacted	20 March 2026
WA	HB 2559	Providing a local government option for the funding of essential affordable housing programs.	Passed committee	3 February 2026

State	Bill	Title	Current status	Last action
WA	SB 5222	Improving housing stability for tenants subject to the residential landlord-tenant act and the manufactured/mobile home landlord-tenant act by limiting rent and fee increases, requiring notice of rent and fee increases, limiting fees and deposits, establishing a landlord... Rent caps and stabilization, Fees, screening and rent pricing, Security deposits	Passed committee	12 January 2026
WA	SB 5250	Improving legal processes to deter squatters. Eviction procedure	In committee	12 January 2026
WA	SB 5313	Adding to the list of provisions prohibited from rental agreements.	Enacted	7 May 2025
WA	SB 5469	Prohibiting algorithmic rent fixing and noncompete agreements in the rental housing market. Fees, screening and rent pricing	Floor vote	12 January 2026
WA	SB 5576	Providing state funding for essential affordable housing programs.	Floor vote	12 January 2026
WA	SB 5661	Creating consistency in housing.	In committee	12 January 2026
WA	SB 5937	Concerning the use of a smart access system in a residential property subject to the residential landlord-tenant act.	Enacted	16 March 2026

State	Bill	Title	Current status	Last action
WA	SB 6139	Concerning partial rental payments and rental payment methods of an unlawful detainer action or issuance of a writ of restitution. Eviction procedure	In committee	30 January 2026
WA	SB 6153	Concerning senior independent housing protections.	In committee	23 January 2026
WA	SB 6200	Concerning renters' and mobile home occupants' ability to install portable cooling devices.	■ Enacted	24 March 2026
WA	SB 6237	Concerning rental property disclosures of flooding history and flood risk.	■ Enacted	27 March 2026
WI	AB 1048†	Relating to: local regulation of landlords. Rent caps and stabilization, Eviction procedure, Fees, screening and rent pricing, Security deposits, Habitability and repairs	Dead	23 March 2026
WI	AB 1049	Relating to: residents' right to purchase and regulations regarding a mobile or manufactured home community, low-interest loans and tax incentives for owners of mobile or manufactured home communities, and providing a penalty. (FE) Companion: WI SB 1027	Dead	23 March 2026
WI	AB 1050†	Relating to: local regulation of the short-term rental of	Dead	23 March 2026

State	Bill	Title	Current status	Last action
		residential dwellings. Short-term rentals Companion: WI SB 1080		
WI	AB 1057	Relating to: reporting positive rental payment information to credit bureaus. Fees, screening and rent pricing Companion: WI SB 1058	Dead	23 March 2026
WI	AB 1058	Relating to: access to prospective tenants' credit scores and consumer credit reports. Fees, screening and rent pricing Companion: WI SB 1057	Dead	23 March 2026
WI	AB 1064	Relating to: prohibiting landlords from charging application fees and credit checks and background checks obtained by landlords. Fees, screening and rent pricing Companion: WI SB 1063	Dead	23 March 2026
WI	AB 1119	Relating to: rent abatement and retaliatory conduct and granting rule-making authority. Habitability and repairs Companion: WI SB 1076	Dead	23 March 2026
WI	AB 1120†	Relating to: repealing the prohibition against local governments enacting or enforcing an eviction moratorium on a landlord. (FE) Eviction procedure Companion: WI SB 1107	Dead	25 March 2026

State	Bill	Title	Current status	Last action
WI	AB 1133	Relating to: local regulation of landlords and tenants. Companion: WI SB 1098	Dead	23 March 2026
WI	AB 1134	Relating to: information contained in the Consolidated Court Automation Programs Internet site related to dismissed eviction actions. (FE) Eviction procedure	Dead	23 March 2026
WI	AB 1135†	Relating to: the defense of waiver in eviction actions. Eviction procedure	Dead	23 March 2026
WI	AB 1137	Relating to: evicting tenants for failure to pay rent. Eviction procedure	Dead	23 March 2026
WI	AB 1138	Relating to: procedures in eviction actions for noncompliance with stipulated judgments of dismissal. (FE) Eviction procedure	Dead	23 March 2026
WI	AB 1139	Relating to: disposition of property left behind by a tenant and granting rule-making authority. (FE)	Dead	23 March 2026
WI	AB 1140	Relating to: actions for relief from extrajudicial eviction in small claims court. (FE) Eviction procedure	Dead	23 March 2026
WI	AB 1143	Relating to: utility charges related to residential rental agreements. Habitability and repairs	Dead	23 March 2026

State	Bill	Title	Current status	Last action
WI	AB 1192	Relating to: penalties imposed on owners of mobile or manufactured home communities, grants for mobile homes and manufactured homes, and making an appropriation. (FE) Companion: WI SB 1144	Dead	23 March 2026
WI	AB 1195	Relating to: creating an Office of Civil Legal Aid to be overseen by a Civil Legal Aid Board, providing a right to the appointment of counsel at state expense for residential tenants in eviction actions, and making an appropriation. (FE) Eviction procedure Companion: WI SB 1165	Dead	23 March 2026
WI	AB 1197†	Relating to: the definition of tenant at will.	Dead	23 March 2026
WI	AB 142	Relating to: algorithmic software for residential housing, and providing a penalty. Fees, screening and rent pricing Companion: WI SB 142	Dead	23 March 2026
WI	AB 202	Relating to: voidable provisions in residential rental agreements and the application of the Wisconsin Consumer Act to leases. (FE) Fees, screening and rent pricing	■ Vetoed	13 May 2026
WI	AB 414†	Relating to: immunity from prosecution for certain crimes based on assisting a victim of sexual assault,	Dead	23 March 2026

State	Bill	Title	Current status	Last action
		extending the time limit for prosecution of second-degree sexual assault, and the standard for terminating residential residency when tenant is the victim of sexual assault.		
WI	SB 1029†	Relating to: local regulation of landlords. Rent caps and stabilization	Dead	23 March 2026
WI	SB 206	Relating to: voidable provisions in residential rental agreements and the application of the Wisconsin Consumer Act to leases. (FE) Eviction procedure, Fees, screening and rent pricing	Dead	23 March 2026
WI	SB 413	Relating to: immunity from prosecution for certain crimes based on assisting a victim of sexual assault, extending the time limit for prosecution of second-degree sexual assault, and the standard for terminating residential residency when tenant is the victim of sexual assault.	■ Enacted	9 March 2026
WI	SB 642	Relating to: creating a landlord fire prevention grant program, granting rule-making authority, and making an appropriation. (FE) Habitability and repairs	Dead	23 March 2026
WV	HB 2537	To make the posting of a summons in a conspicuous place on rental property acceptable service when a	In committee	18 February 2025

State	Bill	Title	Current status	Last action
		tenant is unavailable for personal service		
WV	HB 2648	Establishing certain tenant protections and landlord notice requirements at rental properties Eviction procedure, Habitability and repairs	In committee	20 February 2025
WV	HB 2903	To prohibit convenience fees for tenant's of rental properties Fees, screening and rent pricing	In committee	24 February 2025
WV	HB 3272†	Relating to eviction proceedings Eviction procedure	■ Enacted	21 July 2025
WV	HB 4432	Establishing certain tenant protections and landlord notice requirements at rental properties Eviction procedure, Habitability and repairs	In committee	16 January 2026
WV	HB 4471	Approved sewage systems for rental property	■ Passed chamber	4 March 2026
WV	HB 4570	To make the posting of a summons in a conspicuous place on rental property acceptable service when a tenant is unavailable for personal service	■ Passed chamber	9 February 2026
WV	HB 5155†	To prohibit convenience fees for tenant's of rental properties Fees, screening and rent pricing	In committee	3 February 2026
WV	HB 5334	Relating to lease termination and tenant privacy	In committee	9 February 2026

State	Bill	Title	Current status	Last action
		Eviction procedure		
WV	SB 168	Prohibiting rent control Rent caps and stabilization	In committee	12 February 2025
WV	SB 641	Updating time frame for scheduling of hearing on petition for eviction Eviction procedure	In committee	3 March 2025
WV	SB 73	Clarifying that tenancy includes persons who reside in sober living home Eviction procedure	In committee	12 February 2025
WV	SB 74	Creating pilot program for recovery residences in Cabell County	In committee	12 February 2025
WV	SB 799	Requiring receipt of return of service or return receipt be filed with court	■ Passed chamber	23 February 2026
WY	HB 213†	Owners and owners' agents duties to tenants-amendments.	In committee	3 February 2025

What this report could not read

On 2 November 2026, 12,484 bills in current sessions were held without their text: Montana 3,456, Illinois 715, Virginia 715, Puerto Rico 633, Congress 624, Kansas 618, Michigan 526, Missouri 461, Delaware 454, New Hampshire 450, Hawaii 436, Colorado 270, New Jersey 254, Nevada 247, Mississippi 215, Massachusetts 212, Rhode Island 197, Northern Mariana Islands 194, Arizona 184, Guam 159, Utah 153, US Virgin Islands 148, West Virginia 143, New York 115, Iowa 112, Ohio 105, North Dakota 96, Maine 82, California 78, Kentucky 58, South Carolina 52, Georgia 43, Louisiana 40, North Carolina 39, Nebraska 32, Oklahoma 31, Minnesota 23, Wisconsin 20, New Mexico 16, Tennessee 16, Oregon 13, Florida 12, Alaska 11, Maryland 4, South Dakota 4, Washington 4, District of Columbia 3, Texas 3, Alabama 2, Idaho 2, Pennsylvania 2, Vermont 2. They are matched on their titles alone, so a bill on this topic whose title does not say so may be missing; check those legislatures directly.

† Matched on the bill's title alone, because the platform does not yet hold that bill's full text. Every other bill is matched on its whole document.

Published by LawSignals. Rental Housing Tracker is issued monthly. To receive each issue, follow it at lawsignals.com/rental-housing