



## HOUSE REPUBLICAN STAFF ANALYSIS

Bill:	House File 547 (Formerly HSB 2)	House Committee:	<b>PASSED</b> on February 28 (21-0)
Committee:	Judiciary	House Floor:	
Floor Manager:	Rep. Kaufmann	Senate Floor:	
Date:	March 20, 2023	Governor:	
Staff:	Amanda Wille (1-5230)		

### Early Termination of Lease

- HF 547 allows a tenant to terminate their rental agreement, without penalty, if they are a victim of certain crimes.

### Section by Section Analysis

#### Section 1 – Uniform Residential Landlord and Tenant Law- Early Rental Agreement Termination by Victim (562A.9A)

A tenant may terminate a rental agreement without penalty if they provide written notice to the landlord that the tenant or another resident of the dwelling is a victim of any of the following:

- Domestic abuse
- Sexual abuse
- Stalking
- Elder abuse
- Crime as defined under 915.80- crime means conduct that poses a substantial threat of personal injury or death and is punishable as a felony or misdemeanor.

A written notice of termination must have one of the following:

- Protective order
- Report by a police officer stating that a tenant or household member is a victim of a crime
- Documentation from a health care services provider, licensed mental health care provider or a victim counselor to indicate a tenant or resident of the dwelling is seeking assistance for abuse or injuries from a crime. The document must be signed and attested to.
- Any other form of documentation that reasonably certifies that the act or crime occurred.

A tenant who terminates a rental agreement under this section is still liable for rent for the month when the tenant terminated the rental agreement. The rent can be prorated.

If a tenant or resident of the dwelling terminate a rental agreement the following apply:

- They are not liable for rent or damages after the lease termination date.
- Not subject to a negative credit or character reference or any fees solely because of the early termination.
- Not required to forfeit any deposit or advanced rent due to the termination.

A landlord shall not disclose information about the tenant's new residence, or that the tenant was a victim of a crime unless

- The victim consents in writing
- Disclosure is required by law

A landlord shall not refuse to rent to a person solely because they terminated their lease early due to this section

---

## **Amendment Analysis**

### **H-1142- Kaufmann**

A person who terminates a lease under this code does not automatically terminate the lease for all parties. Others on the lease can also request to terminate their lease under this code section, but are not required to.