

SB0691/148270/1

BY: Judicial Proceedings Committee

AMENDMENTS TO SENATE BILL 691

(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 4, after “tenant” insert “of residential property”; strike beginning with “requiring” in line 4 down through “reports;” in line 8 and substitute “requiring a landlord to provide certain notice to prospective tenants regarding whether or not the landlord accepts reusable tenant screening reports;”; in line 9, after “tenant;” insert “authorizing a landlord to require a prospective tenant to make a certain certification; authorizing a landlord to reject an application for tenancy under certain circumstances;”; and in line 13, strike “8-119” and substitute “8-218”.

AMENDMENT NO. 2

On page 1, in line 19, strike “**8-119.**” and substitute “**8-218.**”; and in line 21, after “**PREPARED**” insert “**WITHIN THE PREVIOUS 30 DAYS**”.

On page 2, in line 3, strike “**CONSUMER**”; strike beginning with “**PREPARED**” in line 3 down through “**DAYS**” in line 4; in line 5, after “**(2)**” insert “**FOR EACH JURISDICTION INDICATED AS A PRIOR RESIDENCE OF THE PROSPECTIVE TENANT, REGARDLESS OF WHETHER THE RESIDENCE IS REPORTED BY THE PROSPECTIVE TENANT OR BY A CONSUMER REPORTING AGENCY PREPARING A CONSUMER REPORT:**”

(I)”;

in the same line, after “**A**” insert “**COMPREHENSIVE**”; in the same line, strike “**CHECK;**” and substitute “**CHECK FOR ALL FEDERAL, STATE, AND LOCAL CHARGES AGAINST AND CONVICTIONS OF THE PROSPECTIVE TENANT OVER THE PREVIOUS 7 YEARS;** **AND**”; in line 6, strike “**(3)**” and substitute “**(II)**”; in the same line, strike “**ANY**” and

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substitute "**A COMPREHENSIVE**"; in the same line, after "**HISTORY**" insert "**FOR ALL STATE AND LOCAL JURISDICTIONS FOR THE PREVIOUS 7 YEARS**"; in line 7, after "**EMPLOYMENT**" insert "**AND INCOME**"; in lines 7 and 8, strike "**(4)**" and "**(5)**", respectively, and substitute "**(3)**" and "**(4)**", respectively; strike beginning with "**THAT**" in line 9 down through "**REPORT**" in line 10; in line 10, after "**TENANTS**" insert "**REGARDING WHETHER OR NOT THE LANDLORD ACCEPTS REUSABLE TENANT SCREENING REPORTS.**

(2) NOTICE UNDER PARAGRAPH (1) OF THIS SUBSECTION MAY BE;

in line 11, after "**MANNER**" insert "**, INCLUDING:**

(I) A STATEMENT POSTED ON A RENTAL HOUSING LISTING;

(II) NOTICE POSTED ON THE HOMEPAGE OF A WEBSITE;

(III) INFORMATION PROVIDED IN THE RENTAL APPLICATION PAGE FOR A RENTAL PROPERTY ONLINE; OR

(IV) ANY OTHER MANNER REASONABLY CALCULATED TO PROVIDE POTENTIAL TENANTS WITH NOTICE;

strike in their entirety lines 12 through 16, inclusive; and after line 21, insert:

(E) A LANDLORD THAT ACCEPTS A REUSABLE TENANT SCREENING REPORT UNDER THIS SECTION MAY REQUIRE A PROSPECTIVE TENANT TO CERTIFY THAT THERE HAS NOT BEEN A MATERIAL CHANGE TO THE TENANT'S NAME, ADDRESS, BANKRUPTCY STATUS, CRIMINAL HISTORY, OR EVICTION HISTORY SINCE THE DATE THAT THE REPORT WAS GENERATED.

(F) PRIOR TO THE EXECUTION OF A LEASE AGREEMENT, A LANDLORD MAY REJECT AN APPLICATION FOR TENANCY IF A PROSPECTIVE TENANT MADE A MATERIAL CHANGE TO A REUSABLE TENANT SCREENING REPORT.”