

HB1257/153920/1

BY: Environment and Transportation Committee

AMENDMENTS TO HOUSE BILL 1257
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in the sponsor line, strike “**and Stewart**” and substitute “**Stewart, Behler, Lehman, R. Lewis, Ruth, and Terrasa**”; strike beginning with “prohibiting” in line 3 down through “fees;” in line 4; and strike beginning with “requiring” in line 7 down through “penalties” in line 9 and substitute “authorizing a tenant to file a claim against a landlord”.

AMENDMENT NO. 2

On page 2, in line 12, strike “A” and substitute “:

(I) A LEASE SIGNED OR RENEWED ON OR AFTER OCTOBER 1, 2025; AND

(II) A;

in the same line, strike “**FIVE**” and substitute “**FOUR**”; in line 16, after “**GAS,**” insert “**GARBAGE COLLECTION,**”; and strike in their entirety lines 25 through 32, inclusive.

On page 3 in line 1 and on page 4 in line 6, strike “**(D)**” and “**(F)**”, respectively, and substitute “**(C)**” and “**(E)**”, respectively.

On pages 3 and 4, strike in their entirety the lines beginning with line 15 on page 3 through line 5 on page 4, inclusive, and substitute:

“(D) (1) A TENANT MAY BRING AN ACTION AGAINST A LANDLORD FOR A VIOLATION OF THIS SECTION THAT OCCURRED:

HB1257/153920/01 Environment and Transportation Committee
Amendments to HB 1257
Page 2 of 2

(I) ON OR AFTER FEBRUARY 1, 2026; AND

**(II) DURING THE TENANCY OR UP TO 2 YEARS AFTER THE
TENANCY EXPIRED.**

**(2) IF A COURT DETERMINES A LANDLORD VIOLATED A PROVISION
OF THIS SECTION, THE COURT MAY AWARD DAMAGES EQUAL TO THREE TIMES
THE AMOUNT OF ACTUAL DAMAGES THAT RESULTED FROM THE VIOLATION AND
REASONABLE ATTORNEY'S FEES.**"