

HB0315/463521/1

BY: Economic Matters Committee

AMENDMENT TO HOUSE BILL 315
(First Reading File Bill)

On page 2, strike beginning with the first “THE” in line 24 down through “RECEIVED” in line 25 and substitute “THE PERIOD DURING WHICH THE TENANT DID NOT HAVE THE SUBSIDY IS CONFIRMED BY:

(I) THE APPLICANT;

(II) VOUCHER PAPERWORK;

(III) DOCUMENTS PROVIDED BY A PUBLIC HOUSING AUTHORITY; OR

(IV) A PUBLIC HOUSING AUTHORITY IN RESPONSE TO A REQUEST BY THE LANDLORD.

(C) NOTWITHSTANDING SUBSECTION (B) OF THIS SECTION, A LANDLORD MAY NOT REQUIRE THAT A PUBLIC HOUSING AUTHORITY VERIFY APPLICABLE DATES FOR THE SUBSIDY FOR PURPOSES OF ASSESSING THE TENANT’S CREDIT HISTORY”;

in line 26, strike “(C)” and substitute “(D)”;

and after line 31, insert:
“(E) NOTWITHSTANDING SUBSECTION (B) OF THIS SECTION, A LANDLORD OR RESIDENTIAL RENTAL PROPERTY MAY REQUIRE VERIFICATION THAT A TENANT HAS SUFFICIENT INCOME TO PAY THE PORTION OF RENT NOT COVERED BY THE INCOME-BASED HOUSING SUBSIDY USING AN INCOME TO TENANT’S

PORTION OF RENT RATIO THAT IS SUBSTANTIALLY EQUIVALENT TO THE RATIO USED BY THE LANDLORD FOR NONSUBSIDIZED TENANTS.

(F) A LANDLORD OR RESIDENTIAL RENTAL PROPERTY MAY REFUSE TO RENT TO A PROSPECTIVE TENANT WHO PAYS RENT WITH THE ASSISTANCE OF AN INCOME-BASED HOUSING SUBSIDY ON THE BASIS OF ANY COMMERCIALY REASONABLE AND NONDISCRIMINATORY USE OF:

(1) A REFERENCE FROM A PREVIOUS OR CURRENT LANDLORD OF THE TENANT; OR

(2) THE TENANT'S HISTORY OF VIOLATING A LEASE, CREATING A NUISANCE, OR DAMAGING PROPERTY."