

HB 2641 -- RENTAL PROTECTIONS

SPONSOR: Bromley

This bill specifies that no applicant, tenant, or lessee of a residential property may be denied tenancy, be evicted from a premises, or be found in violation of a lease agreement on the basis of or as a direct result of having been diagnosed with Posttraumatic Stress Disorder (PTSD) if the applicant, tenant, or lessee otherwise qualifies for tenancy or occupancy of the premises.

In any action brought by a landlord against a tenant, a tenant will have an affirmative defense and not be liable for rent if the tenant vacates the premises prior to the expiration of the lease and the tenant notifies the landlord that he or she has been diagnosed with PTSD and provides documentation of such diagnosis. The submission of false documentation may be a basis for a denial of tenancy, eviction, or violation of a lease agreement.

This bill is similar to HB 1944 (2020).