

**BILL SUMMARY**  
2<sup>nd</sup> Session of the 59<sup>th</sup> Legislature

<b>Bill No.:</b>	<b>SB 1763</b>
<b>Version:</b>	<b>CS</b>
<b>Request Number:</b>	<b>10800</b>
<b>Author:</b>	<b>Rep. Bashore</b>
<b>Date:</b>	<b>4/2/2024</b>
<b>Impact:</b>	<b>\$0</b>

**Research Analysis**

The committee substitute for SB 1763 provides that a residential service agreement is considered unfair if any part of the service is not performed within one year and attempts to bind future property owners, allows for service assignment without owner consent, or creates property liens. Unfair agreements are unenforceable and cannot be recorded. The measure outlines exemptions for certain agreements and contracts.

Prepared By: Autumn Mathews

**Fiscal Analysis**

SB 1763 provides conditions that deem a residential service contract as unfair, thus prohibiting the agreement to be enforceable and recorded in the state. This measure is directing change within an industry, having no direct fiscal impact on the state budget or appropriation.

The committee substitute provides liability protection for county clerks if an unfair service agreement is accidentally recorded, however, does not affect the fiscal impact of this measure.

Prepared By: Alexandra Ladner, House Fiscal Staff

**Other Considerations**

None.