

BILL SUMMARY
2nd Session of the 60th Legislature

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| Bill No.: | HB2015 |
| Version: | FULLPCS2 |
| Request Number: | 16846 |
| Author: | Rep. Pae |
| Date: | 3/2/2026 |
| Impact: | \$0 |

Research Analysis

The second proposed committee substitute for HB 2015 outlines procedures for a tenant seeking action as a result of a landlord's noncompliance. In order to bring an action against a landlord, the landlord must have failed to make repairs after the tenant gave written notice describing the issue and allowed the landlord up to 14 days to make repairs or provide a remedy. The tenant must also allow the landlord access to the rental unit to begin addressing the issue. If the tenant wins the case, they may be awarded damages, injunctive relief, or other appropriate remedies. The landlord becomes liable once they are aware of the issue and either refuse to fix it or fail to start repairs within 14 days.

In a case when the tenant decides to repair the issue on their own accord and deduct the cost from their rent, the tenant may withhold rent if the cost is more than one month's rent after giving written notice and depositing the withheld amount into a separate account designated for repairs. The tenant must provide proof of this deposit to the landlord. The funds must remain in the account until the landlord completes the repairs, at which point the tenant must release the deposit to the landlord, or until enough money accumulates for the tenant to pay for the repairs directly.

Prepared By: Autumn Mathews, House Research Staff

Fiscal Analysis

The FULLPCS2 to HB2015 modifies landlord and tenant law by expanding tenant remedies for landlord noncompliance, including procedures for bringing court actions, rent withholding provisions, and damage recovery options. The measure establishes procedural requirements for tenant actions, specifies types of relief available to prevailing tenants, and authorizes attorney fee recovery. In its current form, this measure is not anticipated to have a material impact on state budget or appropriations.

Prepared By: Robert Flipping IV, House Fiscal Staff

Other Considerations

None.