

**Bill Summary**  
2<sup>nd</sup> Session of the 60<sup>th</sup> Legislature

<b>Bill No.:</b>	<b>SB 1296</b>
<b>Version:</b>	<b>INT</b>
<b>Request No.</b>	<b>3097</b>
<b>Author:</b>	<b>Sen. Nice</b>
<b>Date:</b>	<b>12/22/2025</b>

**Bill Analysis**

SB 1296 requires each landlord seeking to increase the rent on a month-to-month tenancy to provide at least 90 days' written notice of the increased rent to the tenant. The increase shall not exceed 7% plus the Consumer Price Index above the existing rent. The notice requirements shall not apply to a landlord providing reduced rent to the tenant as part of a federal, state, or local program or subsidy. Any landlord that violates the provisions of this measure shall be liable to the tenant in an amount equal to 3 months' rent plus actual damages incurred by the tenant.

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