

Local Government & Housing

HB 1277

Brief Description: *Regarding residential landlord-tenant relationships.*

Sponsors: *Representatives Bush, Veloria, Van Luven, Kenney, Kirby, Mulliken and Dunshee.*

Brief Summary of Bill

- *Amends the State's Residential Landlord-Tenant Act to allow a District or Superior Court to approve the service of legal documents, by certified mail, to the address posted on the property owner's tax statement or address provided to the tenant for payment of rent.*

Hearing Date: *2/1/01*

Staff: *Kenny Pittman (786-7392).*

Background:

The State's Residential Landlord-Tenant Act (Act) governs the relationship between the renter of residential property (tenant) and the property owner or property owner's agent (landlord). The Act outlines the specific duties of the landlord and tenant.

Under the State's Residential Landlord-Tenant Act, a landlord is required to designate to the tenant the name and address of the person who is the landlord by a statement on the rental agreement or by a notice conspicuously posted on the premises. The tenant must be notified immediately of any changes by certified mail or by an updated posting. If the person listed in the statement or posted notice does not reside in the state, the statement or posted notice must list the name and address of a person that resides within the county where the property is located and is authorized to act as agent for purposes of notices and process. If no person is listed then the person who collects rental payments is considered the property owner's agent.

Summary of Bill:

The State's Residential Landlord-Tenant Act is amended to allow the service of legal documents to the landlord by certified mail to the address posted on the property owner's tax statement or address provided to the tenant for payment of rent. This option must be approved by a superior or district court and used when the tenant is unable to determine the physical address of the landlord from the required statement or posting.

Effective Date: *Ninety days after adjournment of session in which bill is passed.*

Appropriation: *None.*

Fiscal Note: *Not Requested.*