

HB 749 -- Landlord Tenant Actions

Sponsor: Cross

This bill allows a landlord to contact the appropriate local animal control officer or animal shelter to have an unauthorized pet removed from the property, or the landlord may terminate the lease agreement if an unauthorized pet is located on the tenant's property. An "unauthorized pet" is a pet prohibited by the lease or any local ordinance or any animal deemed aggressive.

Currently, in a landlord-tenant action, a court date must be set for a day certain no more than 21 business days from the date the summons is issued. The bill requires the court date to be set for a day certain no more than 14 days from the date the summons is issued.

Within 10 days of the entry of judgment in favor of a landlord for recovery of the premises, the sheriff of the county in which the premises are located must inspect the premises for safety prior to the removal of any contents. A tenant has three days from the entry of judgment to submit payment to the court for all damages, costs, and rent due. If the payment is not made within three days, the tenant forfeits the right for application for a trial de novo or appeal.

A tenant who does not appear at a hearing and has a judgment rendered against him or her will be deemed to forfeit the right to appeal the judgment, and the landlord is entitled to the immediate possession of the property.

When a tenant appears before a judge in an action for nonpayment of rent, the court must inquire on the record about a tenant's current residence and current place of employment.

The court must waive all court costs for any case in which the court does not follow the statutory time line for providing a court date and disposing of a landlord-tenant action for eviction.