

HB 1271 -- LANDLORDS

SPONSOR: Gosen

This bill requires landlords with 20 or more rental units to place each security deposit in an escrow bank account in a federally insured banking institution with an office that accepts deposits within the state. The account must be designated as a security deposit account and cannot be used in the operation of any business by the landlord. The landlord must disclose to the tenant the location of the security deposit account and the security deposit principal must be held and administered for the benefit of the tenant and the tenant's claim to the money has priority over any creditor of the landlord, including a trustee in bankruptcy, even if the money is commingled.