

OFFICE OF FISCAL ANALYSIS

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sHB-6784

AN ACT CONCERNING NONCOMPLIANT LANDLORDS.

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 24 \$	FY 25 \$
Attorney General	GF - Potential Cost	Up to 500,000	Up to 500,000

Note: GF=General Fund

Municipal Impact: None

Explanation

The bill establishes a rent receivership process to supervise large-scale rental housing developments (i.e., over 500 units) where landlords fail to obey certain state or local codes.

The Office of the Attorney General (OAG) does not currently have expertise with landlord/tenant issues or municipal code enforcement, and as such, the bill could result in costs, estimated to be up to \$500,000 annually, starting as early as FY 24, for a consultant to provide expertise for this purpose.

OAG has received complaints on several housing developments of over 500 units that would fall under the bill's provisions, and has referred these complaints to the respective municipalities. Under current law, a local code enforcement officer who receives at least 12 code violations in one calendar year from a property's tenants may report the matter to OAG.

The court system disposes of over 250,000 cases annually and the

number of cases is not anticipated to be great enough to have a material change on court operations.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to the cost of consultants, as determined by the number of complaints filed annually, and inflation.