

STATEMENT OF PURPOSE

RS29363C2 / H0617

This bill will provide tenants with some of the most significant renter protections to date. This legislation is supported by the Idaho Apartment Association and was developed with their support. This bill targets three things. First, if a landlord charges an application fee they must

1. Have a unit available; and
2. Disclose the criteria the landlord will review for the background check

Second, a landlord may not accept multiple application fees except in the following circumstances

1. The application fee serves as a written backup offer in case the first application falls through. It's important to note the bill prohibits the landlord from conducting the background check or spending the application fee money until the first applicant falls through and the unit becomes available.
2. If the owner anticipates units coming available, they can accept an application fee as long as the tenant acknowledges in writing that it is to hold their place for a possible opening. And again, the landlord may not spend money or do a background check until an actual unit comes available to be rented.

The final provision of this bills says that a landlord can only run one background check at a time. And the landlord also cannot compare renters to each other. They can only compare the renter to the stated rental criteria.

FISCAL NOTE

There is no impact to the general fund.

Contact:

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DISCLAIMER: This statement of purpose and fiscal note are a mere attachment to this bill and prepared by a proponent of the bill. It is neither intended as an expression of legislative intent nor intended for any use outside of the legislative process, including judicial review (Joint Rule 18).