

## Renters' Access Act: Landlord Requirements

### *Bill Nos. 210329 & 210330*

Affirmative Requirements Created By Legislation	Landlords WILL NOT Be Required To
Create and post uniform, written <b>screening criteria</b> for tenants	Include any particular requirements in their screening criteria
<b>Notify in writing</b> prospective tenants whose applications have been reviewed and rejected within three business days of the decision, and <b>provide a copy</b> of any third-party reports used to make that decision	Review every application they receive
Conduct an <b>individualized assessment</b> of tenant applications	Give preference to tenants of any kind
<b>Review any additional information</b> an applicant provides if they choose to seek reconsideration	Automatically rent to an applicant who seeks reconsideration, or participate in any kind of hearing overseen by a third party
<b>Offer the next available unit</b> of comparable size and price to a rejected applicant, if the rejected applicant provides info to demonstrate they could meet the obligations of tenancy	Hold a unit while an applicant seeks reconsideration, or offer the next available unit to applicants who do not demonstrate they could meet the obligations of tenancy

Prohibitions Created By Legislation	Landlords WILL NOT Be Required To
Cannot have a blanket exclusion policy against people with eviction records	Ignore all eviction records when performing an individualized assessment of an applicant
Cannot have a blanket exclusion policy based solely on a credit score	Ignore credit scores or reports when performing an individualized assessment of an applicant
Cannot deny a rental application based on an applicant's failure to pay rent or utility bills during the COVID-19 emergency period	Ignore other evidence of an applicant's inability to pay rent
Cannot deny a rental application based on an eviction record that (1) did not end in judgment for the landlord; (2) is sealed; (3) has been vacated or satisfied; (4) is more than four years old; (5) was filed during COVID-19; <sup>1</sup> or (6) has a judgment by agreement currently in place or resolved	Ignore all eviction records when performing an individualized assessment of an applicant

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<sup>1</sup> This provision includes an exception for evictions based on violent or dangerous criminal activity that resulted in a judgment against the tenant.