



HOUSE BILL 488: Early Rental Termination by Military Members.

2017-2018 General Assembly

Committee:	House Homeland Security, Military, and Veterans Affairs. If favorable, re-refer to Judiciary I	Date:	April 6, 2017
Introduced by:	Rep. G. Martin	Prepared by:	Jennifer Bedford
Analysis of:	PCS to First Edition H488-CSTT-6		Legislative Analyst

OVERVIEW: *The PCS for House Bill 488 would extend the protections for military personnel required to terminate rental agreements to include members of the Active Guard and Reserve, and military technicians.*

[As introduced, this bill was identical to S401, as introduced by Sens. Britt, J. Jackson, which is currently in Senate Rules and Operations of the Senate.]

CURRENT LAW: Currently a rental agreement may be terminated with written notice and documentation, when any member of the Armed Forces:

- Is required to move 50 miles or more due to a permanent change of station.
- Is prematurely released or involuntarily discharged from active duty.
- Is deployed for 90 days or more.
- Dies while on active duty.

The tenant remains liable for any outstanding rent; prorated rent; and under certain circumstances, liquidated damages.

BILL ANALYSIS: The PCS for House Bill 488 would add members of the Active Guard and Reserve*, and military technicians** to the servicemembers protected under state statute when a rental agreement must be terminated early due to service-related duty, deployment, or death.

EFFECTIVE DATE: This act is effective when it becomes law, and applies to lease agreements entered into or renewed on or after that date.

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