

HB7 INTRODUCED



1 HB7
2 0Y5066-1
3 By Representative Givan
4 RFD: Commerce and Small Business
5 First Read: 06-Feb-24
6 PFD: 01-Dec-23



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SYNOPSIS:

This bill would require the owner or operator of an apartment to order a background check for each employee or contractor with access to dwelling units.

This bill would also require the owner or operator of an apartment to follow certain practices regarding dwelling unit keys.

A BILL
TO BE ENTITLED
AN ACT

Relating to apartments; to require the owner or operator of an apartment to order a background check for each employee or contractor with access to dwelling units; and to require the owner or operator of an apartment to follow certain practices regarding dwelling unit keys.

BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

Section 1. (a) For the purposes of this section, the term "apartment" means any premises, as defined in Section 35-9A-141, Code of Alabama 1975, containing four or more dwelling units, as defined in Section 35-9A-141, Code of Alabama 1975, offered for rent. The term does not include any of the arrangements listed in Section 35-9A-122, Code of



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29 Alabama 1975.

30 (b) (1) The owner or operator of any apartment shall
31 require that each employee or contractor involved in the
32 operation of the apartment and who, by virtue of his or her
33 position, may have access to any dwelling unit or access to
34 the key of any dwelling unit, undergo a background screening
35 as a condition of employment.

36 (2) In order to comply with the requirements of
37 subdivision (1), a background screening must include a
38 screening of the criminal history records and sexual offender
39 registries of all 50 states and the District of Columbia.

40 (c) The owner or operator of any apartment shall do all
41 of the following:

42 (1) Maintain a log accounting for the issuance and
43 return of each key granting access to each dwelling unit.

44 (2) Establish policies and procedures for the issuance,
45 return, storage, and access of dwelling unit keys, including
46 unissued dwelling unit keys.

47 (3) Replace or rekey all of the locks on any dwelling
48 unit whenever the owner or operator cannot, in a reasonable
49 time period, account for one or more of the keys capable of
50 accessing that dwelling unit, unless the missing key was last
51 issued to an occupant of the dwelling unit, in which case the
52 owner or operator may charge the occupant for the actual costs
53 incurred in replacing or rekeying the locks on that dwelling
54 unit.

55 Section 2. This act shall become effective on October
56 1, 2024, following its passage and approval by the Governor,



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57 or its otherwise becoming law.