



PREVAILED

Roll Call No. _____

FAILED

Ayes _____

WITHDRAWN

Noes _____

RULED OUT OF ORDER

HOUSE MOTION _____

MR. SPEAKER:

I move that House Bill 1115 be amended to read as follows:

- 1 Page 3, after line 13, begin a new paragraph and insert:
- 2 "SECTION 6. IC 32-31-8-5 IS AMENDED TO READ AS
- 3 FOLLOWS [EFFECTIVE JULY 1, 2025]: Sec. 5. A landlord shall do
- 4 the following:
- 5 (1) Deliver the rental premises to a tenant in compliance with the
- 6 rental agreement, and in a safe, clean, and habitable condition.
- 7 (2) Comply with all health and housing codes applicable to the
- 8 rental premises.
- 9 (3) Make all reasonable efforts to keep common areas of a rental
- 10 premises in a clean and proper condition.
- 11 (4) Provide and maintain the following items in a rental premises
- 12 in good and safe working condition, if provided on the premises
- 13 at the time the rental agreement is entered into:
- 14 (A) Electrical systems, **including properly installed wiring**
- 15 **and fixtures free from deterioration or damage.**
- 16 (B) Plumbing systems sufficient to accommodate a reasonable
- 17 supply of hot and cold running water at all times.
- 18 (C) Sanitary systems.
- 19 (D) Heating, ventilating, and air conditioning systems **and a**
- 20 **water heater.** A heating system must be sufficient to
- 21 adequately supply heat at all times. **A water heater must be**

- 1 **properly installed, vented, and operational.**
- 2 (E) Elevators, if provided.
- 3 (F) Appliances supplied as an inducement to the rental
- 4 agreement."

(Reference is to HB 1115 as printed January 27, 2025.)

Representative Bauer M