



SENATE MOTION

MADAM PRESIDENT:

I move that Engrossed House Bill 1541 be amended to read as follows:

- 1 Page 2, between lines 15 and 16, begin a new paragraph and insert:
2 "SECTION 2. IC 32-31-8-5 IS AMENDED TO READ AS
3 FOLLOWS [EFFECTIVE UPON PASSAGE]: Sec. 5. A landlord shall
4 do 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.
 - 15 (B) Plumbing systems sufficient to accommodate a reasonable
 - 16 supply of hot and cold running water at all times.
 - 17 (C) Sanitary systems.
 - 18 (D) Heating, ventilating, and air conditioning systems. A
 - 19 heating system must be sufficient to adequately supply heat at
 - 20 all times.
 - 21 (E) Elevators, if provided.
 - 22 (F) Appliances supplied as an inducement to the rental
 - 23 agreement.
 - 24 **(5) Disclose whether the property is in violation, or has**
 - 25 **received a notice of violation within the past twelve (12)**
 - 26 **months, of any state or local building, health, or safety laws.**
 - 27 **(6) Provide a written document to each tenant explaining the**

1 **respective rights and responsibilities of the parties.**
2 **(7) Submit to a damages and inventory inspection**
3 **documenting existing damage and the presence and condition**
4 **of all mechanical equipment and fixtures before the beginning**
5 **of the tenant's occupancy and at the end of the tenant's**
6 **occupancy."**

7 Renumber all SECTIONS consecutively.

(Reference is to EHB 1541 as printed March 26, 2021.)

Senator YODER