



Adopted	Rejected
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## COMMITTEE REPORT

<b>YES:</b>	<b>8</b>
<b>NO:</b>	<b>3</b>

**MR. SPEAKER:**

*Your Committee on Judiciary, to which was referred House Bill 1541, has had the same under consideration and begs leave to report the same back to the House with the recommendation that said bill **be amended** as follows:*

- 1 Delete everything after the enacting clause and insert the following:
- 2 SECTION 1. IC 32-31-1-20, AS AMENDED BY SEA 148-2020,
- 3 SECTION 17, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
- 4 UPON PASSAGE]: Sec. 20. (a) Subject to IC 36-1-3-8.5, this section
- 5 does not apply to privately owned real property for which government
- 6 funds or benefits have been allocated from the United States
- 7 government, the state, or a political subdivision for the express purpose
- 8 of providing reduced rents to low or moderate income tenants.
- 9 (b) A unit (as defined in IC 36-1-2-23) may not regulate rental rates
- 10 for privately owned real property, through a zoning ordinance or
- 11 otherwise, unless the regulation is authorized by an act of the general
- 12 assembly.
- 13 (c) A unit (as defined in IC 36-1-2-23) may not regulate, through an

1 ordinance or otherwise, any of the following aspects of a  
2 landlord-tenant relationship with respect to privately owned real  
3 property located in the unit unless the regulation is authorized by an act  
4 of the general assembly:

- 5 (1) The screening process used by a landlord in approving tenants
- 6 to lease privately owned real property.
- 7 (2) Security deposits.
- 8 (3) Lease applications.
- 9 (4) Leasing terms and conditions.
- 10 (5) Disclosures concerning the:
- 11 (A) property;
- 12 (B) lease; or
- 13 (C) rights and responsibilities of the parties;
- 14 involved in a landlord-tenant relationship.
- 15 (6) The rights of the parties to a lease.
- 16 (7) Any fees charged by a landlord.
- 17 ~~(8) Any other aspects of the landlord-tenant relationship.~~

18 Any ordinance or regulation that violates this subsection is void and  
19 unenforceable.

20 **SECTION 2. An emergency is declared for this act.**  
(Reference is to HB 1541 as introduced.)

**and when so amended that said bill do pass.**

Representative Torr

