

State Domestic Violence/Housing Laws Enacted April – October 2015

Name of State/ Jurisdiction	Bill Number	Effective Date	Brief Description of Law	Official Link to Text of the Law
California	AB 418	January 1, 2016	The law decreases the notice period and the remaining period for which rent is owed from 30 days to 14 days for early lease terminations due to domestic violence and other forms of abuse. The law further removes the sunset on the qualified third-party documentation option.	http://www.leginfo.ca.gov/pub/15-16/bill/asm/ab_0401-0450/ab_418_bill_20150713_chaptered.pdf
Hawaii	HB 858	November 1, 2015	<p>The law allows tenants to terminate a lease of a term of one year or less without penalty for early termination or liability for future rent, if the tenant or an immediate family member of the tenant residing at the unit has been the survivor of domestic violence during the 90 days before the landlord receives the notice of early termination.</p> <p>The law also permits a tenant or an immediate family member of the tenant to require the landlord to change the locks of the unit if they have been a survivor of domestic violence and the tenant does not elect to be released from the rental agreement.</p>	http://www.capitol.hawaii.gov/session2015/bills/HB858_CD1_.htm
Illinois	SB 1547	November 19, 2015	<p>This law prohibits a municipality from enacting or enforcing an ordinance or regulation that penalizes tenants or landlords based on:</p> <ul style="list-style-type: none"> • contact made to police or other emergency services, if (i) the contact was made with the intent to prevent or respond to domestic violence or sexual violence; (ii) the intervention or emergency assistance was needed to respond to or prevent domestic violence or sexual violence; or (iii) the contact was made by, on behalf of, or otherwise concerns an individual with a disability and the purpose of the contact was related to that individual's disability; • an incident of actual or threatened domestic violence or sexual violence against a tenant, household member, or guest occurring in the unit or on the premises; or 	http://www.ilga.gov/legislation/publicacts/fulltext.asp?Name=099-0441

			<ul style="list-style-type: none"> criminal activity or a local ordinance violation occurring in the unit or on the premises that is directly relating to domestic violence or sexual violence, engaged in by a tenant, member of a tenant's household, guest, or other party, and against a tenant, household member, guest, or other party. <p>The law further creates a private right of action for a tenant or landlord against a municipality that enacts or enforces an ordinance or regulation against them in violation of this law.</p>	
	SB 1645	January 1, 2016	<p>This law requires a utility to defer the utility's initial credit and deposit requirements for 60 days for a residential customer or applicant who is a survivor of domestic violence. To be eligible for the deferral, the domestic violence must (1) have been the basis for the issuance of an order of protection, or (2) be certified by treating medical personnel, law enforcement personnel, a State's Attorney, the Attorney General, or a domestic violence shelter.</p>	http://www.ilga.gov/legislation/publicacts/fulltext.asp?Name=099-0420
Louisiana	SB 174	August 1, 2015	<p>This law prohibits leases that limit the tenant's or any other person's right to summon a law enforcement officer or emergency assistance for an emergency or an incident of domestic abuse on the premises. This law also prohibits leases that impose monetary penalties or other penalties under the lease for summoning a law enforcement officer or emergency assistance for an emergency on the leased premises.</p> <p>The law provides anti-discrimination housing protections for domestic violence survivors applying for rental housing and an eviction defense for survivors, except when the violence is caused by domestic violence survivors or the violence imposes a safety threat to other residents. Under those exceptions to eviction defense, domestic violence survivors can also be relocated at the landlords' sole discretion. The law further permits a survivor to terminate the lease early due to domestic abuse.</p>	http://www.legis.la.gov/legis/ViewDocument.aspx?id=960505

Maine	LD 861	October 14, 2015 (90 days following adjournment of the 127th Legislature, First Regular Session)	First, this law provides that a survivor of domestic violence, sexual assault, or stalking cannot be evicted based on an incident of actual or threatened domestic violence, sexual assault, or stalking at the premises. Also, the survivor cannot be held liable for damage to the property related to an incident of actual or threatened domestic violence, sexual assault, or stalking beyond the value of the survivor's security deposit. Second, this law allows a landlord to bifurcate a lease or tenancy, regardless of whether a household member who is a survivor is a signatory to the lease, in order to evict or terminate the tenancy of a perpetrator of domestic violence, sexual assault, or stalking. Third, this law provides that a survivor may terminate a lease early due to an incident or threat of domestic violence, sexual assault, or stalking. Finally, this law provides that a survivor may change the locks to the unit at the survivor's expense.	http://www.mainelegislature.org/legis/bills/getPDF.asp?paper=SP0305&item=3&snum=127
Maryland	SB 477	October 1, 2015	This law expands the definition of "persons eligible for relief" to include an individual who has had a sexual relationship with the perpetrator within one year before filing a petition. The law also creates an exception to court authorization in a final protective order that individuals participate in a counseling or a domestic violence program.	http://mgaleg.maryland.gov/2015RS/bills/sb/sb0477E.pdf