

HB 314: Remedies for Victims of Domestic Violence Amendments (Rep. Judkins)

HB 314 is a consensus bill supported by the following organizations, among others:



HB 314 promotes victim safety, prevents evictions & homelessness,
& protects landlords' financial investments.

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Background

In 2010, the legislature added protections for domestic violence victims, including a pathway for terminating a rental lease. HB 314, sponsored by Rep. Judkins, is a consensus bill that is backed by real estate groups and rental operators, as well as DV advocates and legal nonprofits. This bill improves upon current law to help DV victims and rental operators.

We ask for your support!

“ Domestic violence is all too common in our communities and we need every tool we can find to address it. This bill is one critical tool that removes barriers and gives victims an easier path to safety. ”
 -DV Service Provider

Current Statute	HB 314 Updates	Impact to DV victims & landlords
Allows only one type of protective order or a police report to prove domestic violence.	Includes four (4) additional protective orders commonly requested by dv victims.	Makes lease termination protections accessible to more dv victims. Landlords can still rely on objective documentation from a court or law enforcement agency.
Victims pay a termination fee equivalent to 45 days worth of rent. Victims remain liable for any unpaid rent and damages.	Decreases the termination fee to equivalent to 30 days worth of rent. Victims still liable for unpaid rent and damages.	Protects landlords' financial investment. Decreases financial burden and lessens a major barrier for victims who need to flee for safety.
Requires the victim to be in perfect compliance with their lease and the Fit Premises Act.	Creates limited flexibility for nuisance complaints, late rent, or damages as long as non-compliance was due to the domestic violence & happened within the past 30 days.	Removes barriers for common issues victims experience. Victims are still financially liable for these non-compliance issues.
The statute is silent on when the victim will vacate the property.	Victim will vacate the property within 15 days of providing notice.	With a fixed date, landlords will better be able to plan for a new renter. Victims have clarity on when they must vacate.

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