AN ACT

To enact R.S. 9:3258.1, relative to residential leases; to provide for notice to applicants by
certain lessors of residential properties; to provide for exceptions; to provide for
personal hardship statements after a declared disaster or emergency; and to provide
for related matters.

Be it enacted by the Legislature of Louisiana:

Section 1.  R.S. 9:3258.1 is hereby enacted to read as follows:

§3258.1. Residential lease application requirements

A. A lessor shall not require payment of an application fee unless, prior to
accepting the payment, the lessor gives written notice of all of the following:

(1) The amount of the application fee.

(2) Whether the lessor considers credit scores, employment history, criminal
history, or eviction records in deciding whether to rent or lease to the applicant.

(3) That the applicant may share, in good faith, a statement of two hundred
words or less explaining that the applicant has experienced financial hardship
resulting from a state or federally declared disaster or emergency and how that
hardship impacted the applicant's credit, employment, or rental history.

(4) The lessor's notice regarding the statement of financial hardship shall
reference the COVID-19 pandemic and hurricanes.

B. Notice required by this Section may be delivered, stored, and presented
by electronic means if the electronic means meet the requirements of the Louisiana
Uniform Electronic Transactions Act, as provided in R.S. 9:2601, et seq.
C. This Section shall apply to all lessors of property to be used as a lessee's primary residence except for owner-occupied buildings consisting of no more than four units.

D. No person shall have a cause of action against a lessor or a lessor's agents or employees for any alleged violation of this Section, and a lessor and a lessor's agents and employees are hereby immune from any and all causes of action for alleged violations of this Section.

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SPEAKER OF THE HOUSE OF REPRESENTATIVES

PRESIDENT OF THE SENATE

GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: ____________________

CODING: Words in struck through type are deletions from existing law; words underscored are additions.