

Existing law authorizes any active or reserve member of the armed forces of the U.S., including the National Guard and the U.S. Coast Guard to terminate his residential lease agreement if certain events occur.

New law retains existing law and extends authorization to terminate a residential lease to the husband or wife of the military member.

New law provides for the termination of a residential lease if a member is injured requiring hospitalization of at least 15 days or has been killed while on active duty.

Existing law provides procedures for terminating a rental agreement for certain members of the military as provided for in existing law.

New law retains existing law.

New law requires a member who is injured incidental to his service which requires hospitalization for more than 15 days to terminate a rental agreement by serving upon the lessor a written notice of termination to be effective on a date stated in the notice, which cannot be less than 30 days after the date the notice is served on the lessor.

New law requires that the lessee furnish the lessor with clear and convincing evidence of the hospitalization or death of the service member, including but not limited to any of the following documents:

- (1) Hospitalization records or death certificate for the service member.
- (2) A statement from a Casualty Assistance Office from the U.S. Department of Defense, branch of the U.S. Armed Forces, or the La. National Guard.
- (3) A statement from the service member's commanding officer.
- (4) A media release from the Dept. of Defense, branch of service, or military installation.

New law provides for the lessee to be entitled to recover \$200 in damages in addition to any other damages or remedies and costs to which the lessee may be entitled if he establishes in a civil proceeding against the owner that a violation has occurred.

Effective Aug. 1, 2014.

(Amends R.S. 9:3261)