

## RÉSUMÉ DIGEST

**ACT 1 (HB 375)**

**2021 Regular Session**

**Freeman**

New law provides definitions for "sexual assault", "sexual assault victim", "reasonable documentation", and "qualified third party".

New law provides that in order to receive an early termination, the lessee shall do all of the following:

- (1) Assert in writing to the lessor that the lessee is a victim of sexual assault and requests an early termination.
- (2) Provide reasonable documentation of a sexual assault within the prior six months.
- (3) Assert in writing that the lessee shall not willingly and voluntarily permit the sexual offender further access to, visitation on, or occupancy of the lessee's residential dwelling unit.
- (4) Fulfill all requirements of a lessee under the lease agreement.

New law requires the lessor to terminate the lease agreement on a mutually agreed-upon date within 30 days of written request for early termination, and provides that the lessee is liable for rent through the early termination date of the lease and outstanding obligations to the lessor.

New law provides that the lessor shall be entitled to an immediate eviction of a sexual assault offender upon presenting reasonable documentation of the assault.

New law provides that the lessee shall vacate the residential property by the date agreed upon to avoid liability for future rent.

New law provides for a certification of sexual assault form to be completed by the lessee and a qualified third party.

Effective upon signature of governor (June 1, 2021).

(Adds R.S. 9:3261.2)