



OFFICE OF LEGISLATIVE AUDITOR
Fiscal Note

Fiscal Note On: SB 156 SLS 13RS 332
Bill Text Version: ENGROSSED
Opp. Chamb. Action:
Proposed Amd.:
Sub. Bill For.:

Table with metadata: Date: May 10, 2013 8:43 AM, Author: BROOME, Dept./Agy.: Local Govt, Subject: Leases - Notification of Foreclosure, Analyst: Michael Cragin

LEASES EG NO IMPACT LF EX See Note Page 1 of 1
Provides relative to leases and multi-family residential dwelling lessees' right to notification of foreclosure action. (8/1/13)

Purpose of Bill: This bill requires that lessors of multi-family residential dwelling units provide timely written notification and information to prospective lessees regarding foreclosure actions occurring both before a lease is signed and to all lessees for foreclosure actions after a lease is signed. It also provides for the:

- Disclosure signed by the lessor, with information regarding court, case, and docket related to foreclosure action;
• Rights and responsibilities of the lessor and lessee;
• Conditions under which the lessee may be eligible to recover damages

This section of law applies to all lessors of multi-family residential dwellings, including those subject to a federally-related mortgage loan, and lessees receiving housing assistance under Section 8 of the US Housing Act of 1937. This section does not apply to a federally insured financial institution asserting its rights as an assignee of a lessor whose property is under foreclosure or as a mortgage holder.

Table with 7 columns: EXPENDITURES, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 5-YEAR TOTAL. Rows include State Gen. Fd., Agy. Self-Gen., Ded./Other, Federal Funds, Local Funds, and Annual Total.

Table with 7 columns: REVENUES, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 5-YEAR TOTAL. Rows include State Gen. Fd., Agy. Self-Gen., Ded./Other, Federal Funds, Local Funds, and Annual Total.

EXPENDITURE EXPLANATION

There is no anticipated direct material effect on governmental expenditures as a result of this measure.

We concluded that the only governmental entities that may be fiscally affected by this bill might be Sheriffs' Offices. Therefore, we contacted a sample of offices to determine if there would be any fiscal impact as a result of this bill. Representatives of the East Baton Rouge, Calcasieu, and Caddo Parish Sheriffs' offices determined that this bill will have no impact on their offices' expenditures

REVENUE EXPLANATION

There is no anticipated direct material effect on governmental revenues as a result of this measure.

We concluded that the only governmental entities that may be fiscally affected by this bill might be Sheriffs' Offices. Therefore, we contacted a sample of offices to determine if there would be any fiscal impact as a result of this bill. Representatives of the East Baton Rouge, Calcasieu and Caddo Parish Sheriffs offices determined that this bill will have no impact on their offices' revenues.

Senate Dual Referral Rules House
[] 13.5.1 >= \$100,000 Annual Fiscal Cost {S&H} [] 6.8(F) >= \$500,000 Annual Fiscal Cost {S}
[] 13.5.2 >= \$500,000 Annual Tax or Fee Change {S&H} [] 6.8(G) >= \$500,000 Tax or Fee Increase or a Net Fee Decrease {S}

Joy Irwin
Director of Advisory Services