

# Hall of the House of Representatives

## 91st General Assembly - Regular Session, 2017

### Amendment Form

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#### Subtitle of House Bill No. 1166

TO CLARIFY THE OBLIGATIONS OF RESIDENTIAL LANDLORDS AND RESIDENTIAL TENANTS; AND  
TO REQUIRE IMPLIED QUALITY STANDARDS FOR TENANTS OF RESIDENTIAL REAL PROPERTY.

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#### Amendment No. 1 to House Bill No. 1166

Amend House Bill No. 1166 as originally introduced:

Page 2, delete lines 8 and 9, and substitute the following:

"(2)(A) If the payment of rent is current and the landlord does not remedy the noncompliance within thirty (30) calendar days after receiving the notice required by"

AND

Page 3, delete line 1, and substitute the following:

"of a smoke or carbon monoxide detector."

AND

Page 3, delete line 2, and substitute the following:

"(2) If a smoke or carbon monoxide detector is"

AND

Page 3, delete line 4, and substitute the following:

"(A) Maintaining the smoke or carbon"

AND

Page 3, line 6, delete "smoke," and substitute "smoke"

AND

Page 3, delete line 7, and substitute the following:

"or carbon monoxide detector at the end of the lease or rental"

AND

Page 3, delete line 17, and substitute the following:



"the tenant shall be to decline to rent and occupy the premises.

(3)(A) Any right of a tenant to obtain an inspection of the premises or to have the lease reviewed by an attorney under subdivision (e)(1) of this section shall not create a binding obligation on the part of the tenant or landlord to lease the premises.

(B) A binding obligation shall occur only when an agreement to lease or rent the premises between a landlord and tenant has occurred."

AND

Page 3, delete lines 18 and 19, and substitute the following:

"(f) This section shall not:

(1) Be construed to expand a landlord's tort liability beyond the limits set by § 18-16-110; and

(2) Limit any rights, responsibilities, or remedies that either party may have under common law."

The Amendment was read \_\_\_\_\_

By: Representative Rushing

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Chief Clerk