



THE REVISED UNIFORM RESIDENTIAL LANDLORD AND TENANT ACT

- A Summary -

The Uniform Residential Landlord and Tenant Act (URLTA) was first approved in 1972 and enacted in 21 states to provide rules governing residential lease arrangements. Over the years, many of those states have enacted nonuniform amendments to the act to address newly arising issues.

In 2015 the ULC approved a revised and updated URLTA. The committee added provisions on the following topics that had not been addressed in the original version:

- Tenant abandonment or death, and the disposition of tenant's personal property;
- Lease modification or termination in case of domestic violence, stalking, or sexual assault; and
- Handling security deposits and unearned rent.

The drafting committee also updated many other provisions of the act and clarified the rights, duties, and remedies of both landlords and tenants.

Revised URLTA is divided into thirteen articles by subject matter, and the entire act should be considered by any state with a need for a modern, comprehensive set of rules to govern residential lease arrangements. However, the drafters recognized that some states may only want to enact provisions that are missing from their current law. Therefore, the Revised URLTA includes an appendix that serves as an adoption guide for states that prefer to update a current statute by adding provisions on one or more of the topics listed above.

For further information about Revised URLTA, please contact ULC Chief Counsel Benjamin Orzeske at 312-450-6621 or borzeske@uniformlaws.org.