

**To: Members of the URLTA Drafting Committee**

**From: Co-Reporters Sheldon Kurtz and Alice Noble-Allgire**

**Date: September 21, 2012**

**Re: Issues for Discussion October 12-13, 2012**

The main topic of discussion during this meeting will be the proposed draft of the Revised Uniform Residential Landlord and Tenant Act, which incorporates new language or modifications reflecting the major issues discussed at the drafting meeting in March 2012. In addition, we will be soliciting your thoughts on how to proceed with several other issues. For the latter issues, we have prepared research memos that explain the current status of the law and suggest questions for the Drafting Committee to consider. We will then include language for you to consider relating to these issues in the next draft of the RURLTA.

**Major Issues Previously Discussed and Included in This Draft**

1. Security deposits (new Article 9)
2. Warranty of habitability (Sections 303, 501, 503-505)
3. Tenant's duty to maintain (Section 401)
4. Early termination for domestic violence, new employment, or death of tenant (Sections 508-510, 701)
5. Landlord's duty to mitigate upon tenant's abandonment (Section 603)

**Minor Issues Also Modified in This Draft**

1. New definitions for assignment, assignee, assignor, attesting third party, domestic violence, electronic, essential services, fair rental value, good faith, immediate family member, lease, normal wear and tear, owner, periodic rent, periodic tenancy, perpetrator, prepaid rent, rent, security deposit, sign, state, sublease, sublessee, sublessor, tenancy for a fixed term, uninhabitable, and verification (Section 102)
2. Jurisdiction and service of process on a landlord (Section 108)
3. Knowledge and notice (Section 111)
4. Oral lease (Section 202)
5. Required Disclosures (Section 301)

**Other Major Issues Addressed in Research Memos Only**

1. UCC Article 9's applicability to security deposits
2. Evictions
3. Subleases and Assignments
4. Retaliatory Actions
5. Abandonment of Personal Property
6. Landlord's Right of Access to Dwelling Unit