



## **WHY YOUR STATE SHOULD ADOPT THE REVISED UNIFORM RESIDENTIAL LANDLORD AND TENANT ACT (2015)**

The Revised Uniform Residential Landlord and Tenant Act (RURLTA) is a comprehensive statute governing most aspects of the landlord-tenant relationship. It builds on the original 1972 act by adding new provisions on domestic violence and security deposits, as well as updating many older provisions. It should be enacted because:

- ***RURLTA clarifies each party's duties under a lease.*** While leases will govern most aspects of the landlord-tenant relationship, RURLTA sets out the minimum duties for each party and provides default rules that apply when a lease is silent on a particular issue. RURLTA also provides appropriate remedies for breaches of the lease by either the landlord or the tenant.
- ***RURLTA provides new rules for lease termination in domestic violence cases.*** New Article 11 permits a victim of domestic violence to terminate a lease early without penalty if the tenant gives the landlord information verifying fear based on a previous act of stalking or domestic violence. The act also gives landlords new powers to terminate the lease of a perpetrator of domestic violence.
- ***RURLTA provides new rules governing security deposits.*** RURLTA allows states to set a maximum security deposit based on a multiple of the monthly rent and to specify a time period after a tenant vacates the premises for return of any unused deposit. The act also clarifies that a security deposit is held by a landlord as a security interest, and that the landlord's interest has priority over other creditors of the tenant.
- ***RURLTA provides new rules for disposition of a tenant's personal property.*** RURLTA sets out guidelines for a landlord's handling of a tenant's personal property following a tenant's death, lease termination, or abandonment of the leased premises.
- ***RURLTA fairly allocates costs of enforcement.*** If either party to a lease initiates a court action to enforce a right or remedy and prevails in the action, RURLTA allows the court to award attorney fees and court costs to the prevailing party if the court determines the other party did not act in good faith or willfully violated the law or lease.

For states that want to keep their current landlord-tenant law but add some of the new provisions included in RURLTA, the appendix serves as a guide for adopting the following provisions:

- access to the dwelling unit,
- tenant abandonment, or death and disposition of tenant's personal property,
- effect of domestic violence, dating violence, stalking, or sexual assault, and
- security deposits, fees, and unearned rent.

For further information about the Revised Uniform Residential Landlord and Tenant Act, please contact ULC Chief Counsel Ben Orzeske at 312-450-6621 or [borzeske@uniformlaws.org](mailto:borzeske@uniformlaws.org).