

CBA LPRC POSITION REQUEST FORM

The CBA Pro Bono Committee Law **position request** is as follows:

The Pro Bono Committee **opposes** raised bill 5344, An Act Concerning Advance Rental Payments, which if enacted would remove the limits on the amounts of advance rental payments a landlord may charge a tenant.

- 1) A plain language explanation and rationale for advancing this position:
With no limits on the amounts of advance rental payments a landlord may charge, the effects of this proposed bill will (1) make it prohibitively expensive for no or low income tenants to rent, increase homelessness, and increase the access to justice gap, (2) will decrease pro bono representation of indigent and low income tenants by taking actions out of small claims and into the civil jury/non-jury session, (3) removing the limits a landlord may charge a tenant will make it easier for bad landlords to camouflage discriminatory practices.
- 2) Is draft regulation, legislation or proposed bill included?
Yes.
- 3) What is the date of any legislative hearing, if known?
March 10, 2022
- 4) Was this position previously approved by the CBA? If so, when does/did it expire?
No
- 5) Is the CBA section or committee seeking to join a previously approved CBA section or committee position?
No.
- 6) Potential or actual CBA opposition from another CBA section or committee?
None anticipated.
- 7) Strength of section position (including process and results of section vote taken on issue):
11-0
- 8) Fiscal impact (on the state):
None on the state, unconscionable fiscal impact on indigent and low income tenants.