



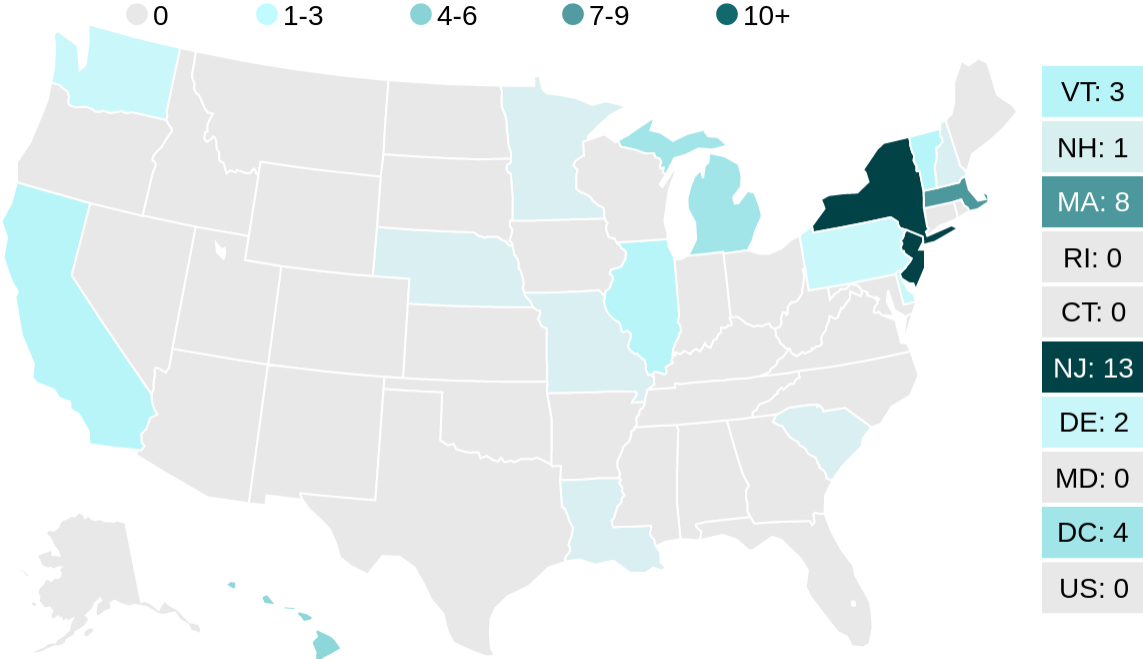
Maintaining Housing Bills 2026

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Policy Map

Policies in your Projects by state



Policy List Groups

This is the list of policy items that you have added to your Projects.

California

3

Legislation •  United States • California • Bill

[CA SB 1243](#)



Unlawful detainer: Tenant Protections for Immigrant Families Act of 2026.

Last Action: May 14, 2026 - May 14 hearing: Held in committee and under submission.

In Senate • 2025-2026 Regular Sessions • Introduced: February 19, 2026

Source: https://leginfo.legislature.ca.gov/faces/billStatusClient.xhtml?bill_id=202520260SB1243 


Bill Forecast

	Likely to reach floor vote 95%		Likely to reach floor vote 95%
In Assembly	Likely to pass chamber 85%	In Senate	Likely to pass chamber 95%

Legislation •  United States • California • Bill

[CA SB 522](#)

Housing: tenant protections.



 Just or Good Cause Eviction

Last Action: September 10, 2025 - Ordered to inactive file on request of Assembly Member Aguiar-Curry.

In House • 2025-2026 Regular Sessions • Introduced: February 19, 2025

Source: https://leginfo.legislature.ca.gov/faces/billStatusClient.xhtml?bill_id=202520260SB522 

Bill Forecast

 In Assembly	Likely to reach floor vote 95% Likely to pass chamber 59%	 In Senate	Likely to reach floor vote 95% Likely to pass chamber 78%
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Legislation •  United States • California • Bill

[CA AB 878](#)



Victims of abuse or violence: reasonable accommodations.

Last Action: August 29, 2025 - In committee: Held under submission.

In Senate • 2025-2026 Regular Sessions • Introduced: February 19, 2025

Source: https://leginfo.legislature.ca.gov/faces/billStatusClient.xhtml?bill_id=202520260AB878 

Bill Forecast

 In Assembly	Likely to reach floor vote 65% Likely to pass chamber 85%	 In Senate	Likely to reach floor vote 52% Likely to pass chamber 95%
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Delaware

2

Legislation •  United States • Delaware • Bill

[DE SB 116-1](#)



Substitute 1: AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO RIGHT OF REDEMPTION.

Last Action: April 14, 2026 - Reported Out of Committee (Housing) in House with 4 Favorable, 3 On Its Merits

Passed Senate • 2025-2026 Regular Session (153rd) • Introduced: June 17, 2025

Source: <https://legis.delaware.gov/BillDetail?legislationId=142564> 


Bill Forecast

 In House	Likely to reach floor vote 95% Likely to pass chamber 77%	 In Senate	Likely to reach floor vote 95% Likely to pass chamber 92%
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Legislation •  United States • Delaware • Bill

DE SB 132

AN ACT TO AMEND CHAPTER 56, TITLE 25 OF THE DELAWARE CODE RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE.



 Right to Counsel

Last Action: September 03, 2025 - Signed by Governor

Enacted • 2025-2026 Regular Session (153rd) • Introduced: May 08, 2025

Source: <https://legis.delaware.gov/BillDetail?legislationId=142240> 

Bill Forecast

 In House	Likely to reach floor vote 95% Likely to pass chamber 80%	 In Senate	Likely to reach floor vote 95% Likely to pass chamber 93%
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District Of Columbia


4

Legislation •  United States • District of Columbia • Bill

DC B 26-0429

LIHTC Rent Stabilization Exemption Clarification Amendment Act of 2025

 Oppose


 Rent Control

Last Action: May 01, 2026 - Law L26-0111, Effective from Apr 16, 2026 Published in DC Register Vol 73 and Page 006783

Enacted • 2025-2026 Council Period • Introduced: October 10, 2025

Source: <https://lims.dccouncil.gov/Legislation/B26-0429> 


Bill Forecast

 In City Council	Likely to reach floor vote 95% Likely to pass chamber 95%	
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Legislation •  United States • District of Columbia • Bill

[DC B 26-0070](#)

Rent Stabilization Protection Amendment Act of 2025


 Rent Control

Last Action: October 28, 2025 - Public Hearing on B26-0070 View Public Hearing Record

In Senate • 2025-2026 Council Period • Introduced: January 22, 2025

Source: <https://lims.dccouncil.gov/Legislation/B26-0070> 


Bill Forecast

 In City Council	Likely to reach floor vote 84% Likely to pass chamber 94%	
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Legislation •  United States • District of Columbia • Bill

[DC B 26-0003](#)

Rent Stabilized Housing Inflation Protection Continuation Temporary Amendment Act of 2025


 Rent Control

Last Action: April 18, 2025 - Law L26-0001, Effective from Apr 08, 2025 Published in DC Register Vol 72 and Page 004547, Expires on Nov 19, 2025

Enacted • 2025-2026 Council Period • Introduced: January 06, 2025

Source: <https://lims.dccouncil.gov/Legislation/B26-0003> 


Bill Forecast

 In City Council	Likely to reach floor vote 95% Likely to pass chamber 95%	
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Legislation •  United States • District of Columbia • Bill

[DC B 26-0001](#)

Rent Stabilized Housing Inflation Protection Continuation Emergency Amendment Act of 2025


 Rent Control

Last Action: February 07, 2025 - Act A26-0003 Published in DC Register Vol 72 and Page 001133, Expires on May 04, 2025

Enacted • 2025-2026 Council Period • Introduced: January 06, 2025

Source: <https://lims.dccouncil.gov/Legislation/B26-0001> 

Bill Forecast

 In City Council	Likely to reach floor vote 95% Likely to pass chamber 95%	
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Hawaii

5

Legislation •  United States • Hawaii • Bill

[HI SB 2539](#)

Relating To Rent Stabilization.



▢ Rent Control

Last Action: January 28, 2026 - Referred to CPN/HOU, JDC/WAM.

In Senate • 2025-2026 Regular Session • Introduced: January 23, 2026

Source: https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=2539&year=2026 

Bill Forecast

 In House	Likely to reach floor vote 26% Likely to pass chamber 95%	 In Senate	Likely to reach floor vote 24% Likely to pass chamber 95%
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Legislation •  United States • Hawaii • Bill

HI HB 2105

Relating To Rent Stabilization.



▢ Rent Control

Last Action: January 28, 2026 - Referred to HSG, CPC, FIN, referral sheet 4

In House • 2025-2026 Regular Session • Introduced: January 26, 2026

Source: https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=2105&year=2026 

Bill Forecast

 In House	Likely to reach floor vote 5% Likely to pass chamber 95%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 95%
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Legislation •  United States • Hawaii • Bill

HI SB 155

Relating To Evictions.



Just or Good Cause Eviction

Last Action: December 08, 2025 - Carried over to 2026 Regular Session.

In Senate • 2025-2026 Regular Session • Introduced: January 15, 2025

Source: https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=155&year=2026 

Bill Forecast

 In House	Likely to reach floor vote 5% Likely to pass chamber 95%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 95%
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Legislation •  United States • Hawaii • Bill

[HI SB 1133](#)

Relating To Housing.



Rent Control

Last Action: December 08, 2025 - Carried over to 2026 Regular Session.

In House • 2025-2026 Regular Session • Introduced: January 17, 2025

Source: https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=1133&year=2026 

Bill Forecast

 In House	Likely to reach floor vote 25% Likely to pass chamber 95%	 In Senate	Likely to reach floor vote 9% Likely to pass chamber 95%
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Legislation •  United States • Hawaii • Bill

[HI HB 466](#)

Relating To Evictions.



Just or Good Cause Eviction

Last Action: December 08, 2025 - Carried over to 2026 Regular Session.

In House • 2025-2026 Regular Session • Introduced: January 21, 2025

Source: https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=466&year=2026 

Bill Forecast

 In House	Likely to reach floor vote 5% Likely to pass chamber 95%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 95%
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Illinois

3

Legislation •  United States • Illinois • Bill

 [IL SB 2884](#)

Landlord/Tenant-Variou

Rent Control



Last Action: April 27, 2026 - Added as Co-Sponsor Sen. Lakesia Collins

In Senate • 2025-2026 Regular Session • Introduced: January 16, 2026

Source: [https://ilga.gov/Legislation/BillStatus?](https://ilga.gov/Legislation/BillStatus?DocNum=2884&GAID=18&DocTypeID=SB&LegId=165162&SessionID=114)

[DocNum=2884&GAID=18&DocTypeID=SB&LegId=165162&SessionID=114](https://ilga.gov/Legislation/BillStatus?DocNum=2884&GAID=18&DocTypeID=SB&LegId=165162&SessionID=114) 


Bill Forecast

 In House	Likely to reach floor vote 8% Likely to pass chamber 53%	 In Senate	Likely to reach floor vote 10% Likely to pass chamber 86%
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Legislation •  United States • Illinois • Bill

[IL HB 3687](#)

Landlord/Tenant-Various

 Rent Control

Last Action: April 09, 2026 - Removed Co-Sponsor Rep. Sonya M. Harper



In House • 2025-2026 Regular Session • Introduced: February 07, 2025

Source: <https://ilga.gov/Legislation/BillStatus?>

[DocNum=3687&GAID=18&DocTypeID=HB&LegId=162494&SessionID=114](https://ilga.gov/Legislation/BillStatus?DocNum=3687&GAID=18&DocTypeID=HB&LegId=162494&SessionID=114)



Bill Forecast

 In House	Likely to reach floor vote 5% Likely to pass chamber 49%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 85%
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Summary

Your Summary

Would prohibit landlords from including clauses that waive tenant rights or limit liability, empower local governments to enact rent control measures (exempting smaller landlords/ units). The legislation also emphasizes the importance of maintaining habitability standards, and outlines various tenant rights, including the ability to withhold rent for non-compliance. Tenants are also protected against retaliatory actions by landlords.

Legislation •  United States • Illinois • Bill

[IL SB 1260](#)

Rent Control Preemption Act

 Rent Control

Last Action: March 04, 2025 - Added as Co-Sponsor Sen. Rachel Ventura



In Senate • 2025-2026 Regular Session • Introduced: January 28, 2025

Source: <https://ilga.gov/Legislation/BillStatus?>

[DocNum=1260&GAID=18&DocTypeID=SB&LegId=159089&SessionID=114](https://ilga.gov/Legislation/BillStatus?DocNum=1260&GAID=18&DocTypeID=SB&LegId=159089&SessionID=114)



Bill Forecast

 In House	Likely to reach floor vote 5% Likely to pass chamber 81%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 95%
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Louisiana

1

Legislation •  United States • Louisiana • Bill

[LA HB 472](#)

HOUSING: Authorizes municipalities to implement rent stabilization

 Rent Control

Last Action: May 05, 2026 - Involuntarily deferred in committee.

In House • 2026 Regular Session • Introduced: February 26, 2026

Source: <https://www.legis.la.gov/Legis/BillInfo.aspx?s=26RS&b=HB472> 


Massachusetts

8

Legislation •  United States • Massachusetts • Bill

[MA H 5008 / MA HD 5641](#)

An Act to Protect Tenants by Limiting Rent Increases



 Rent Control

Last Action: May 07, 2026 - Placed on file

In House • 2025-2026 Regular Session • Introduced: May 07, 2026

Source: <https://malegislature.gov/Bills/194/H5008> 

Bill Forecast

 In House	Likely to reach floor vote 88% Likely to pass chamber N/A	 In Senate	Likely to reach floor vote 85% Likely to pass chamber N/A
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Legislation •  United States • Massachusetts • Bill

[MA H 2022 / MA HD 3299](#)

An Act relative to prohibiting eviction without good cause



 Just or Good Cause Eviction

Last Action: March 26, 2026 - Accompanied a study order, see H5281 (under House Rule 27)

In House • 2025-2026 Regular Session • Introduced: February 27, 2025

Source: <https://malegislature.gov/Bills/194/H2022> 



Bill Forecast

 In House	Likely to reach floor vote 5% Likely to pass chamber 89%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 95%
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Legislation •  United States • Massachusetts • Bill

[MA S 960 / MA SD 2499](#)

An Act authorizing the town of Brookline to implement rent stabilization and tenant eviction protections



 Rent Control  Just or Good Cause Eviction

Last Action: January 29, 2026 - Read second and ordered to a third reading

In Senate • 2025-2026 Regular Session • Introduced: February 27, 2025

Source: <https://malegislature.gov/Bills/194/S960> 


Bill Forecast

 In House	Likely to reach floor vote 44% Likely to pass chamber 89%	 In Senate	Likely to reach floor vote 31% Likely to pass chamber 95%
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Legislation •  United States • Massachusetts • Bill

[MA S 968 / MA SD 1771](#)

An Act promoting access to counsel and housing stability in Massachusetts



 Right to Counsel

Last Action: December 08, 2025 - Bill reported favorably by committee as changed and referred to the committee on Senate Ways and Means

In Senate • 2025-2026 Regular Session • Introduced: February 27, 2025

Source: <https://malegislature.gov/Bills/194/S968> 

Bill Forecast

 In House	Likely to reach floor vote 5% Likely to pass chamber 77%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 93%
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Legislation •  United States • Massachusetts • Bill

[MA H 1477 / MA HD 2363](#)

An Act enabling local options for tenant protections



 Rent Control

Last Action: November 07, 2025 - Hearing scheduled for 11/19/2025 from 11:00 AM-05:00 PM in Gardner Auditorium

In House • 2025-2026 Regular Session • Introduced: February 27, 2025

Source: <https://malegislature.gov/Bills/194/H1477> 

Bill Forecast

 In House	Likely to reach floor vote 5% Likely to pass chamber 83%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 95%
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Legislation •  United States • Massachusetts • Bill

[MA H 1526 / MA HD 391](#)

An Act establishing a rent stabilization commission



 Rent Control

Last Action: November 07, 2025 - Hearing scheduled for 11/19/2025 from 11:00 AM-05:00 PM in Gardner Auditorium

In House • 2025-2026 Regular Session • Introduced: February 27, 2025

Source: <https://malegislature.gov/Bills/194/H1526> 


Bill Forecast

 In House	Likely to reach floor vote 5% Likely to pass chamber 85%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 95%
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Legislation •  United States • Massachusetts • Bill

[MA SD 2669](#)

An Act enabling local options for tenant protections



 Rent Control

Last Action: February 27, 2025 - Referred to the committee on Rules of the two branches, acting concurrently

In Senate • 2025-2026 Regular Session • Introduced: February 27, 2025

Source: <https://malegislature.gov/Bills/194/SD2669> 

Bill Forecast

 In House	Likely to reach floor vote 5% Likely to pass chamber 89%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 95%
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Legislation •  United States • Massachusetts • Bill

[MA HD 768](#)

An Act petition for a special law authorizing the city of Boston to implement rent stabilization and tenant eviction protections

 Rent Control

2025-2026 Regular Session

Source: <https://malegislature.gov/Bills/194/HD768> 

Michigan

4

Legislation •  United States • Michigan • Bill

[MI HB 4985](#)



Housing: landlord and tenants; termination of tenancy; establish grounds of good cause.
Amends secs. 2918, 3238, 5714, 5735, 5744, 5775 & 5779 of 1961 PA 236 (MCL 600.2918 et seq.).
TIE BAR WITH: HB 4982'25

Last Action: September 24, 2025 - bill electronically reproduced 09/18/2025

In House • 2025-2026 Regular Session • Introduced: September 18, 2025

Source: <http://legislature.mi.gov/doc.aspx?2025-HB-4985> 

Bill Forecast

 In House	Likely to reach floor vote 14% Likely to pass chamber 38%	 In Senate	Likely to reach floor vote 16% Likely to pass chamber 33%
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Legislation •  United States • Michigan • Bill

 **MI HB 4986**

Housing: landlord and tenants; cross-reference to summary proceedings to recover possession of premises provision; update. Amends sec. 44a of 1933 (Ex Sess) PA 18 (MCL 125.694a). TIE BAR WITH: HB 4985'25



 Just or Good Cause Eviction

Last Action: September 24, 2025 - bill electronically reproduced 09/18/2025

In House • 2025-2026 Regular Session • Introduced: September 18, 2025

Source: <http://legislature.mi.gov/doc.aspx?2025-HB-4986> 


Bill Forecast

 In House	Likely to reach floor vote 14% Likely to pass chamber 40%	 In Senate	Likely to reach floor vote 16% Likely to pass chamber 30%
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Legislation •  United States • Michigan • Bill

 **MI SB 179**

Appropriations: department of labor and economic opportunity; appropriations for fiscal year 2025-2026; provide for. Creates appropriation act.



 Right to Counsel

Last Action: May 13, 2025 - referred to Committee on Appropriations

In House • 2025-2026 Regular Session • Introduced: March 18, 2025

Source: <http://legislature.mi.gov/doc.aspx?2025-SB-0179> 

Bill Forecast

 In House	Likely to reach floor vote 84% Likely to pass chamber 25%	 In Senate	Likely to reach floor vote 78% Likely to pass chamber 49%
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Legislation •  United States • Michigan • Bill

[MI HB 4009](#)

Housing: affordable; rent control policies; allow local governments to establish. Repeals 1988 PA 226 (MCL 123.411).



 Rent Control

Last Action: January 15, 2025 - bill electronically reproduced 01/14/2025

In House • 2025-2026 Regular Session • Introduced: January 14, 2025

Source: <http://legislature.mi.gov/doc.aspx?2025-HB-4009> 

Bill Forecast

	Likely to reach floor vote 7%		Likely to reach floor vote 5%
In House	Likely to pass chamber 40%	In Senate	Likely to pass chamber 30%

Minnesota


1

Legislation •  United States • Minnesota • Bill

[MN SF 726](#)

Exception repeal allowing local government to control rents if approved by the voters

 Oppose



 Rent Control

Last Action: January 27, 2025 - Referred to State and Local Government

In Senate • 2025-2026 Regular Session • Introduced: January 27, 2025

Source: <https://www.revisor.mn.gov/bills/bill.php?b=Senate&f=SF726&ssn=0&y=2025> 

Bill Forecast

 In House	Likely to reach floor vote 5% Likely to pass chamber 49%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 70%
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Missouri

1

Legislation •  United States • Missouri • Bill

[MO HB 2996](#)

RESIDENTIAL LEASE RENEWALS

 Rent Control

Last Action: May 15, 2026 - Referred: Emerging Issues(H)

In House • 2026 Regular Session • Introduced: January 15, 2026

Source: <https://www.house.mo.gov/Bill.aspx?bill=HB2996&year=2026&code=R>


Nebraska

1

Legislation •  United States • Nebraska • Bill

[NE LB 266](#)

LB266 - Prohibit political subdivisions from enacting ordinances which have the effect of imposing rent controls on private property

 Oppose


 Rent Control

Last Action: April 08, 2025 - Approved by Governor on April 7, 2025

Enacted • 2025-2026 Regular Session • Introduced: January 15, 2025

Source: https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=58918 

Bill Forecast

	Likely to reach floor vote 95%	
In Legislature	Likely to pass chamber 95%	

New Hampshire

1

Legislation •  United States • New Hampshire • Bill

[NH HB 1598 / NH LSR 2026-3181](#)

(New Title) relative to notice and proceedings for tenants and landlords engaged in eviction processes.



 Oppose

Last Action: May 21, 2026 - House Concurs with Senate Amendment 2026-1771s (Rep. Alexander Jr.): MA VV 05/21/2026 HJ 14

Passed Senate • 2025-2026 Regular Session • Introduced: December 10, 2025

Source: https://www.gencourt.state.nh.us/bill_status/billinfo.aspx?id=2393&inflect=1 

Bill Forecast

	Likely to reach floor vote 95%		Likely to reach floor vote 95%
In House	Likely to pass chamber 30%	In Senate	Likely to pass chamber 47%

New Jersey

13

Legislation •  United States • New Jersey • Bill

[NJ A 3997](#)

Prohibits class action waivers in residential rental agreements for claims arising from violations of rent control laws.

▾ Rent Control

Last Action: May 14, 2026 - Reported and Referred to Assembly Judiciary Committee

In House • 2026-2027 Regular Session • Introduced: January 13, 2026

Source: <https://www.njleg.state.nj.us/bill-search/2026/A3997> 

Legislation •  United States • New Jersey • Bill

 **[NJS 4247](#)**

Requires Division of Consumer Affairs to investigate allegations of excessive or discriminatory rent setting on affordable housing.

▾ Rent Control

Last Action: May 14, 2026 - Introduced in the Senate, Referred to Senate Community and Urban Affairs Committee

In Senate • 2026-2027 Regular Session • Introduced: May 14, 2026

Source: <https://www.njleg.state.nj.us/bill-search/2026/S4247> 

Legislation •  United States • New Jersey • Bill

 **[NJS 4172](#)**

Enhances oversight of enforcement of municipal rent control and rent leveling ordinances; establishes Rental Control Ombudsman in DCA; appropriates \$4 million.

▾ Rent Control

Last Action: May 11, 2026 - Introduced in the Senate, Referred to Senate Community and Urban Affairs Committee

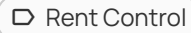
In Senate • 2026-2027 Regular Session • Introduced: May 11, 2026

Source: <https://www.njleg.state.nj.us/bill-search/2026/S4172> 

Legislation •  United States • New Jersey • Bill

[NJS 4174](#)

Enhances transparency concerning properties claiming exemption from rent control.

 Rent Control

Last Action: May 11, 2026 - Introduced in the Senate, Referred to Senate Community and Urban Affairs Committee

In Senate • 2026-2027 Regular Session • Introduced: May 11, 2026

Source: <https://www.njleg.state.nj.us/bill-search/2026/S4174> 

Legislation •  United States • New Jersey • Bill

[NJS 4177](#)

Requires certain record keeping related to municipal rent control compliance; appropriates \$2 million.

 Rent Control

Last Action: May 11, 2026 - Introduced in the Senate, Referred to Senate Community and Urban Affairs Committee

In Senate • 2026-2027 Regular Session • Introduced: May 11, 2026

Source: <https://www.njleg.state.nj.us/bill-search/2026/S4177> 

Legislation •  United States • New Jersey • Bill

[NJS 4173](#)

Establishes certain requirements concerning unconscionable rent increases for residential rental properties.

 Rent Control

Last Action: May 11, 2026 - Introduced in the Senate, Referred to Senate Community and Urban Affairs Committee


In Senate • 2026-2027 Regular Session • Introduced: May 11, 2026

Source: <https://www.njleg.state.nj.us/bill-search/2026/S4173> 

Legislation •  United States • New Jersey • Bill

 **[NJ A 4919](#)**

Requires Division of Consumer Affairs to investigate allegations of excessive or discriminatory rent setting on affordable housing.

 Rent Control

Last Action: May 07, 2026 - Introduced, Referred to Assembly Housing Committee

In House • 2026-2027 Regular Session • Introduced: May 07, 2026

Source: <https://www.njleg.state.nj.us/bill-search/2026/A4919> 

Legislation •  United States • New Jersey • Bill

 **[NJ A 3507](#)**

Establishes standards for determining an unconscionable rent increase; excludes from public access landlord tenant records in certain circumstances.

 Rent Control

Last Action: May 04, 2026 - Received in the Senate, Referred to Senate Community and Urban Affairs Committee

In Senate • 2026-2027 Regular Session • Introduced: January 13, 2026

Source: <https://www.njleg.state.nj.us/bill-search/2026/A3507> 

Legislation •  United States • New Jersey • Bill

 **[NJ A 4296](#)**

Requires development and promulgation of tenant legal resources notice for tenants of certain multiple dwellings.

Last Action: February 19, 2026 - Introduced, Referred to Assembly Housing Committee

In House • 2026-2027 Regular Session • Introduced: February 19, 2026

Source: <https://www.njleg.state.nj.us/bill-search/2026/A4296> 

Legislation •  United States • New Jersey • Bill

[NJ A 3995](#)

Establishes certain requirements concerning unconscionable rent increases for residential rental properties.

Last Action: January 13, 2026 - Introduced, Referred to Assembly Housing Committee


In House • 2026-2027 Regular Session • Introduced: January 13, 2026

Source: <https://www.njleg.state.nj.us/bill-search/2026/A3995> 

Legislation •  United States • New Jersey • Bill

[NJ A 3498](#)

Authorizes residential tenant action for alleged unconscionable rent increase; appropriates \$2 million.

 Rent Control

Last Action: January 13, 2026 - Introduced, Referred to Assembly Housing Committee


In House • 2026-2027 Regular Session • Introduced: January 13, 2026

Source: <https://www.njleg.state.nj.us/bill-search/2026/A3498> 

Legislation •  United States • New Jersey • Bill

[NJ A 1308](#)

Requires landlord to provide written explanation for rent increase.

 Rent Control

Last Action: January 13, 2026 - Introduced, Referred to Assembly Housing Committee

In House • 2026-2027 Regular Session • Introduced: January 13, 2026

Source: <https://www.njleg.state.nj.us/bill-search/2026/A1308>

Legislation • United States • New Jersey • Bill

NJ S 726

Establishes standards for determining an unconscionable rent increase; excludes from public access landlord tenant records in certain circumstances.

Rent Control

Last Action: January 13, 2026 - Introduced in the Senate, Referred to Senate Community and Urban Affairs Committee

In Senate • 2026-2027 Regular Session • Introduced: January 13, 2026

Source: <https://www.njleg.state.nj.us/bill-search/2026/S726>

Bill Forecast

	Likely to reach floor vote 66%		Likely to reach floor vote 71%
In Assembly	Likely to pass chamber N/A	In Senate	Likely to pass chamber N/A

New York

13

Legislation • United States • New York • Bill

NY A 340 / NY A 340A

Requires manufactured home park owners to provide a written justification for rent increases in excess of three percent of the current rent



Rent Control

Last Action: April 20, 2026 - Substitute S 228 action - RETURNED TO SENATE

In House • 2025-2026 Regular Session • Introduced: April 20, 2026

Source: <https://www.nysenate.gov/legislation/bills/2025/A340> https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A340&term=2025&Summary=Y&Actions=Y&...

Bill Forecast

 In Assembly	Likely to reach floor vote 5% Likely to pass chamber 84%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 95%
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Legislation •  United States • New York • Bill

NYS 228 / NYS 228A

Requires manufactured home park owners to provide a written justification for rent increases in excess of three percent of the current rent



 Rent Control

Last Action: April 20, 2026 - RETURNED TO SENATE

Passed House • 2025-2026 Regular Session • Introduced: April 20, 2026

Source: <https://www.nysenate.gov/legislation/bills/2025/S228> https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S228&term=2025&Summary=Y&Actions=Y&...


Bill Forecast

 In Assembly	Likely to reach floor vote 5% Likely to pass chamber 65%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 86%
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Legislation •  United States • New York • Bill

NY A 7729

Relates to establishing a maximum rent of one-third of household income for the senior citizens rent increase exemption and disability rent increase exemption

 Rent Control

Last Action: January 07, 2026 - REFERRED TO AGING

In House • 2025-2026 Regular Session • Introduced: April 08, 2025



Source: <https://www.nysenate.gov/legislation/bills/2025/A7729> , [https://assembly.state.ny.us/leg/?](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A7729&term=2025&Summary=Y&Actions=Y&am)

[default_fld=&leg_video=&bn=A7729&term=2025&Summary=Y&Actions=Y&am](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A7729&term=2025&Summary=Y&Actions=Y&am)

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Bill Forecast

	Likely to reach floor vote 5%		Likely to reach floor vote 5%
In Assembly	Likely to pass chamber 69%	In Senate	Likely to pass chamber 86%

Legislation •  United States • New York • Bill

NYS 6764

Relates to placing limitations on initial regulated rents

 Rent Control

Last Action: January 07, 2026 - REFERRED TO HOUSING, CONSTRUCTION AND COMMUNITY DEVELOPMENT



In Senate • 2025-2026 Regular Session • Introduced: March 24, 2025

Source: <https://www.nysenate.gov/legislation/bills/2025/S6764> , https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S6764&term=2025&Summary=Y&Actions=Y&am

assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S6764&term=2025&Summary=Y&Actions=Y&am

[default_fld=&leg_video=&bn=S6764&term=2025&Summary=Y&Actions=Y&am](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S6764&term=2025&Summary=Y&Actions=Y&am) 

Bill Forecast

 In Assembly	Likely to reach floor vote 52% Likely to pass chamber 95%	 In Senate	Likely to reach floor vote 52% Likely to pass chamber 95%
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Legislation •  United States • New York • Bill

NYA 7489

Eliminates certain restrictions on the right to eviction for landlord's personal use

 Oppose

Last Action: January 07, 2026 - REFERRED TO HOUSING



In House • 2025-2026 Regular Session • Introduced: March 28, 2025

Source: <https://www.nysenate.gov/legislation/bills/2025/A7489> , https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A7489&term=2025&Summary=Y&Actions=Y&am

assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A7489&term=2025&Summary=Y&Actions=Y&am

[default_fld=&leg_video=&bn=A7489&term=2025&Summary=Y&Actions=Y&am](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A7489&term=2025&Summary=Y&Actions=Y&am) 

Bill Forecast

 In Assembly	Likely to reach floor vote 46% Likely to pass chamber 95%	 In Senate	Likely to reach floor vote 45% Likely to pass chamber 95%
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Legislation •  United States • New York • Bill

NYS 6904

Relates to certain housing accommodations

 Rent Control

Last Action: January 07, 2026 - REFERRED TO HOUSING, CONSTRUCTION AND COMMUNITY DEVELOPMENT



In Senate • 2025-2026 Regular Session • Introduced: March 26, 2025

Source: <https://www.nysenate.gov/legislation/bills/2025/S6904> , https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S6904&term=2025&Summary=Y&Actions=Y&

assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S6904&term=2025&Summary=Y&Actions=Y&

[default_fld=&leg_video=&bn=S6904&term=2025&Summary=Y&Actions=Y&](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S6904&term=2025&Summary=Y&Actions=Y&) 


Bill Forecast

 In Assembly	Likely to reach floor vote 62% Likely to pass chamber 69%	 In Senate	Likely to reach floor vote 61% Likely to pass chamber 86%
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Legislation •  United States • New York • Bill

NYA 4669

Establishes the New York state office of civil representation to provide access to legal services in eviction proceedings

 Right to Counsel

Last Action: January 07, 2026 - REFERRED TO JUDICIARY

In House • 2025-2026 Regular Session • Introduced: February 04, 2025



Source: <https://www.nysenate.gov/legislation/bills/2025/A4669> , https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A4669&term=2025&Summary=Y&Actions=Y&am

assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A4669&term=2025&Summary=Y&Actions=Y&am

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Bill Forecast

 In Assembly	Likely to reach floor vote 5% Likely to pass chamber 49%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 82%
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Legislation •  United States • New York • Bill

NYS 7184

Extends rent stabilization to units occupied by tenants of housing accommodations owned by charitable and non-profit institutions

 Rent Control

Last Action: January 07, 2026 - REFERRED TO HOUSING, CONSTRUCTION AND COMMUNITY DEVELOPMENT

In Senate • 2025-2026 Regular Session • Introduced: April 03, 2025



Source: <https://www.nysenate.gov/legislation/bills/2025/S7184> , https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S7184&term=2025&Summary=Y&Actions=Y&am

assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S7184&term=2025&Summary=Y&Actions=Y&am

[default_fld=&leg_video=&bn=S7184&term=2025&Summary=Y&Actions=Y&am](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S7184&term=2025&Summary=Y&Actions=Y&am)



Bill Forecast

 In Assembly	Likely to reach floor vote 90% Likely to pass chamber 95%	 In Senate	Likely to reach floor vote 87% Likely to pass chamber 95%
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Legislation •  United States • New York • Bill

NY A 1576

Relates to adjournments for right to counsel

▷ Right to Counsel

Last Action: January 07, 2026 - REFERRED TO JUDICIARY

In House • 2025-2026 Regular Session • Introduced: January 10, 2025



Source: <https://www.nysenate.gov/legislation/bills/2025/A1576> , https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A1576&term=2025&Summary=Y&Actions=Y&am

[assembly.state.ny.us/leg/?](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A1576&term=2025&Summary=Y&Actions=Y&am)

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Bill Forecast

	Likely to reach floor vote 5%		Likely to reach floor vote 5%
In Assembly	Likely to pass chamber 56%	In Senate	Likely to pass chamber 82%

Legislation •  United States • New York • Bill

[NYS 6772](#)

Establishes the New York state office of civil representation to provide access to legal services in eviction proceedings

 Right to Counsel

Last Action: January 07, 2026 - REFERRED TO HOUSING, CONSTRUCTION AND COMMUNITY DEVELOPMENT



In Senate • 2025-2026 Regular Session • Introduced: March 24, 2025

Source: <https://www.nysenate.gov/legislation/bills/2025/S6772> , [https://assembly.state.ny.us/leg/?](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S6772&term=2025&Summary=Y&Actions=Y&am)

[default_fld=&leg_video=&bn=S6772&term=2025&Summary=Y&Actions=Y&am](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S6772&term=2025&Summary=Y&Actions=Y&am)

[default_fld=&leg_video=&bn=S6772&term=2025&Summary=Y&Actions=Y&am](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S6772&term=2025&Summary=Y&Actions=Y&am) 


Bill Forecast

	Likely to reach floor vote 5%		Likely to reach floor vote 6%
In Assembly	Likely to pass chamber 51%	In Senate	Likely to pass chamber 75%

Legislation •  United States • New York • Bill

[NYS 631](#)

Makes reclassification of rent controlled dwelling retroactive to time of decrease in income of members of household of dwelling

 Rent Control

Last Action: January 07, 2026 - REFERRED TO AGING



In Senate • 2025-2026 Regular Session • Introduced: January 08, 2025

Source: <https://www.nysenate.gov/legislation/bills/2025/S631> , [https://assembly.state.ny.us/leg/?](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S631&term=2025&Summary=Y&Actions=Y&am)

[default_fld=&leg_video=&bn=S631&term=2025&Summary=Y&Actions=Y&am](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S631&term=2025&Summary=Y&Actions=Y&am)

[default_fld=&leg_video=&bn=S631&term=2025&Summary=Y&Actions=Y&am](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S631&term=2025&Summary=Y&Actions=Y&am) 


Bill Forecast

 In Assembly	Likely to reach floor vote 14% Likely to pass chamber 95%	 In Senate	Likely to reach floor vote 20% Likely to pass chamber 95%
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Legislation •  United States • New York • Bill

[NY A 3072](#)

Requires certain affordable housing units to be subject to rent stabilization

 Rent Control

Last Action: January 07, 2026 - REFERRED TO REAL PROPERTY TAXATION

In House • 2025-2026 Regular Session • Introduced: January 23, 2025



Source: <https://www.nysenate.gov/legislation/bills/2025/A3072> , [https://](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A3072&term=2025&Summary=Y&Actions=Y&)

[assembly.state.ny.us/leg/?](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A3072&term=2025&Summary=Y&Actions=Y&)

[default_fld=&leg_video=&bn=A3072&term=2025&Summary=Y&Actions=Y&](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A3072&term=2025&Summary=Y&Actions=Y&)




Bill Forecast

 In Assembly	Likely to reach floor vote 11% Likely to pass chamber 95%	 In Senate	Likely to reach floor vote 16% Likely to pass chamber 95%
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Legislation •  United States • New York • Bill

[NYS 7480](#)

Relates to adjournments for right to counsel



 Right to Counsel

Last Action: April 17, 2025 - REFERRED TO HOUSING, CONSTRUCTION AND COMMUNITY DEVELOPMENT

In Senate • 2025-2026 Regular Session • Introduced: April 17, 2025

Source: <https://www.nysenate.gov/legislation/bills/2025/S7480> [↗](#), https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S7480&term=2025&Summary=Y&Actions=Y&am [↗](#)

Bill Forecast

 In Assembly	Likely to reach floor vote 5% Likely to pass chamber 57%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 79%
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Pennsylvania

2

Legislation •  United States • Pennsylvania • Bill

[PA SB 546](#)

An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, in preliminary provisions, providing for residential rental property rate increases; and establishing the Rent Control Advisory Board.



 Rent Control

Last Action: April 09, 2025 - Referred to Urban Affairs & Housing

In Senate • 2025-2026 Regular Session • Introduced: April 09, 2025

Source: <https://www.palegis.us/legislation/bills/2025/sb546> [↗](#)

Bill Forecast

 In House	Likely to reach floor vote 5% Likely to pass chamber 83%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 95%
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Legislation •  United States • Pennsylvania • Bill

[PA HB 914](#)

An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, providing for limitations on rent increases; and imposing duties on the Pennsylvania Housing Finance Agency.



 Rent Control

Last Action: March 17, 2025 - Referred to Housing & Community Development

In House • 2025-2026 Regular Session • Introduced: March 17, 2025

Source: <https://www.palegis.us/legislation/bills/2025/hb914> 

Bill Forecast

 In House	Likely to reach floor vote 5% Likely to pass chamber 78%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 94%
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South Carolina

1

Legislation •  United States • South Carolina • Bill

[SC H 3346](#)

South Carolina Rent Control Act



 Rent Control

Last Action: January 29, 2025 - Member(s) request name added as sponsor: Clyburn

In House • 2025-2026 Regular Session • Introduced: December 05, 2024

Source: <https://www.scstatehouse.gov/billsearch.php?billnumbers=3346&session=126&summary=B> 

Bill Forecast

 In House	Likely to reach floor vote 5% Likely to pass chamber 52%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 81%
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Legislation •  United States • Vermont • Bill

[VT S 127](#)



An act relating to housing and housing development

Last Action: June 13, 2025 - Senate Message: Signed by Governor [June 12, 2025]

Enacted • 2025-2026 Regular Session • Introduced: March 18, 2025

Source: <https://legislature.vermont.gov/bill/status/2026/S.127> 


Bill Forecast

	Likely to reach floor vote 95%		Likely to reach floor vote 63%
In House	Likely to pass chamber N/A	In Senate	Likely to pass chamber N/A

Legislation •  United States • Vermont • Bill

[VTH 440](#)

An act relating to providing protections against no-cause eviction



 Just or Good Cause Eviction

Last Action: February 28, 2025 - Read first time and referred to the Committee on [General and Housing]

In House • 2025-2026 Regular Session • Introduced: February 28, 2025

Source: <https://legislature.vermont.gov/bill/status/2026/H.440> 

Bill Forecast


	Likely to reach floor vote 5%		Likely to reach floor vote 10%
In House	Likely to pass chamber 17%	In Senate	Likely to pass chamber 38%

Legislation •  United States • Vermont • Bill

VTH 399

An act relating to tenant rights

 Rent Control



 Just or Good Cause Eviction

Last Action: February 26, 2025 - Read first time and referred to the Committee on [General and Housing]

In House • 2025-2026 Regular Session • Introduced: February 26, 2025

Source: <https://legislature.vermont.gov/bill/status/2026/H.399> 


Bill Forecast

 In House	Likely to reach floor vote 5% Likely to pass chamber 25%	 In Senate	Likely to reach floor vote 10% Likely to pass chamber 47%
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Legislation •  United States • Washington • Bill

[WA HB 1427](#)


Concerning certified peer support specialists.

 Peer Mentors



Last Action: May 19, 2025 - Effective date 7/27/2025.

Enacted • 2025-2026 Regular Session • Introduced: January 20, 2025

Source: <http://app.leg.wa.gov/billsummary?>

[BillNumber=1427&Year=2025&Chamber=House](http://app.leg.wa.gov/billsummary?BillNumber=1427&Year=2025&Chamber=House) 


Bill Forecast

	Likely to reach floor vote 6%		Likely to reach floor vote 5%
In House	Likely to pass chamber 40%	In Senate	Likely to pass chamber 55%

Legislation •  United States • Washington • Bill

[WA HB 1217](#)

Improving housing stability for tenants subject to the residential landlord-tenant act and the manufactured/mobile home landlord-tenant act by limiting rent and fee increases, requiring notice of rent and fee increases, limiting fees and deposits, establishing a landlord resource center and associated services, authorizing tenant lease termination, creating parity between lease types, and providing for attorney general enforcement.

 Rent Control



Last Action: May 07, 2025 - Effective date 5/7/2025.

Enacted • 2025-2026 Regular Session • Introduced: January 09, 2025

Source: <http://app.leg.wa.gov/billsummary?>

[BillNumber=1217&Year=2025&Chamber=House](http://app.leg.wa.gov/billsummary?BillNumber=1217&Year=2025&Chamber=House) 

Bill Forecast

 In House	Likely to reach floor vote 29% Likely to pass chamber 30%	 In Senate	Likely to reach floor vote 5% Likely to pass chamber 43%
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