



## Maintaining Housing Bills 2026

---

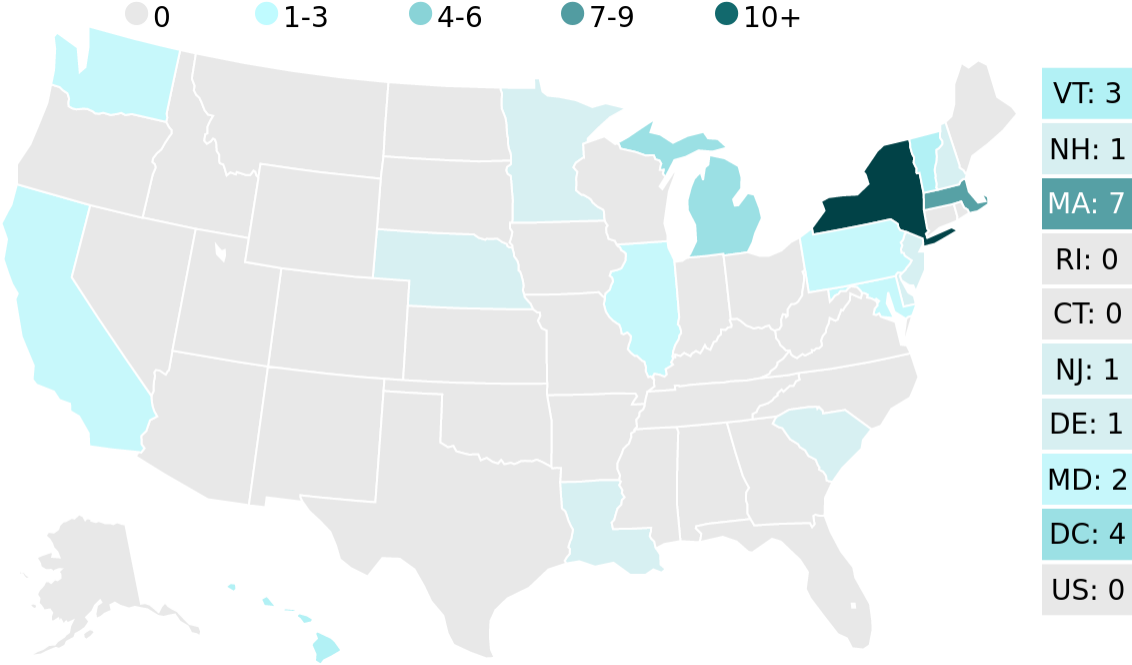
### Overview

<a href="#">California</a>	2
<a href="#">Delaware</a>	1
<a href="#">District Of Columbia</a>	4
<a href="#">Hawaii</a>	3
<a href="#">Illinois</a>	2
<a href="#">Louisiana</a>	1
<a href="#">Maryland</a>	2
<a href="#">Massachusetts</a>	7
<a href="#">Michigan</a>	4
<a href="#">Minnesota</a>	1
<a href="#">Nebraska</a>	1
<a href="#">New Hampshire</a>	1
<a href="#">New Jersey</a>	1
<a href="#">New York</a>	12
<a href="#">Pennsylvania</a>	2
<a href="#">South Carolina</a>	1
<a href="#">Vermont</a>	3
<a href="#">Washington</a>	2

---

# 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

2

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

#### Bill Forecast

	Likely to reach floor vote <b>95%</b>		Likely to reach floor vote <b>95%</b>
In Assembly	Likely to pass chamber <b>59%</b>	In Senate	Likely to pass chamber <b>78%</b>

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

## Bill Forecast

 In Assembly	Likely to reach floor vote <b>65%</b> Likely to pass chamber <b>85%</b>	 In Senate	Likely to reach floor vote <b>52%</b> Likely to pass chamber <b>95%</b>
--	--	--	--


## Delaware

1

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 <b>95%</b> Likely to pass chamber <b>80%</b>	 In Senate	Likely to reach floor vote <b>95%</b> Likely to pass chamber <b>93%</b>
---	--	--	--

## 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: March 06, 2026 - Act A26-0265 Published in DC Register Vol 73 and Page 003130**

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 <b>95%</b> Likely to pass chamber <b>95%</b>	
--	--	--

---

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 <b>84%</b> Likely to pass chamber <b>94%</b>	
--	--	--

---

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 <b>95%</b> Likely to pass chamber <b>95%</b>	
--	--	--

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 <b>95%</b> Likely to pass chamber <b>95%</b>	
--	--	--

## Hawaii

3

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

### Bill Forecast

 In House	Likely to reach floor vote <b>25%</b> Likely to pass chamber <b>95%</b>	 In Senate	Likely to reach floor vote <b>9%</b> Likely to pass chamber <b>95%</b>
---	--	--	---

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

### Bill Forecast

 In House	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>95%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>95%</b>
---	---	--	---

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

### Bill Forecast

 In House	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>95%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>95%</b>
---	---	--	---

## Illinois

2

Legislation • United States • Illinois • Bill

 [IL HB 3687](#)

Landlord/Tenant-Variou

Rent Control



**Last Action: March 25, 2026 - Added Co-Sponsor Rep. Kevin John Olickal**

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

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

[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 <b>5%</b> Likely to pass chamber <b>49%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>85%</b>
---	---	--	---

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

[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 <b>5%</b> Likely to pass chamber <b>81%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>95%</b>
---	---	--	---


## Louisiana

1

Legislation • United States • Louisiana • Bill

## [LA HB 472](#)

HOUSING: Authorizes municipalities to implement rent stabilization

 Rent Control

**Last Action: March 09, 2026 - Read by title, under the rules, referred to the Committee on Municipal, Parochial and Cultural Affairs.**

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

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

## Maryland

2

Legislation • United States • Maryland • Bill

### [MD HB 774](#)

Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)

 Just or Good Cause Eviction

**Last Action: February 09, 2026 - Hearing 2/26 at 1:00 p.m.**

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

Source: <http://mgaleg.maryland.gov/mgawebsite/Legislation/Details/HB0774?ys=2026rs>




---

Legislation • United States • Maryland • Bill

### [MD SB 462](#)

Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)

 Just or Good Cause Eviction

**Last Action: February 04, 2026 - Hearing 2/12 at 1:00 p.m.**

In Senate • 2026 Regular Session • Introduced: February 02, 2026


Source: <http://mgaleg.maryland.gov/mgawebsite/Legislation/Details/SB0462?ys=2026rs>



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

	Likely to reach floor vote <b>50%</b>		Likely to reach floor vote <b>37%</b>
In House	Likely to pass chamber <b>89%</b>	In Senate	Likely to pass chamber <b>95%</b>

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 <b>5%</b> Likely to pass chamber <b>77%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>93%</b>
---	---	--	---

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 <b>5%</b> Likely to pass chamber <b>85%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>95%</b>
---	---	--	---

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 <b>5%</b> Likely to pass chamber <b>83%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>95%</b>
---	---	--	---

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: October 10, 2025 - Hearing scheduled for 10/21/2025 from 01:00 PM-05:00 PM in A-2**

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 <b>5%</b> Likely to pass chamber <b>89%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>95%</b>
---	---	--	---

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 <b>5%</b> Likely to pass chamber <b>89%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>95%</b>
---	---	--	---

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 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 <b>14%</b> Likely to pass chamber <b>40%</b>	 In Senate	Likely to reach floor vote <b>16%</b> Likely to pass chamber <b>30%</b>
---	--	--	--

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 <b>14%</b> Likely to pass chamber <b>38%</b>	 In Senate	Likely to reach floor vote <b>16%</b> Likely to pass chamber <b>33%</b>
---	--	--	--

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 <b>84%</b> Likely to pass chamber <b>25%</b>	 In Senate	Likely to reach floor vote <b>78%</b> Likely to pass chamber <b>49%</b>
---	--	--	--

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

 In House	Likely to reach floor vote <b>7%</b> Likely to pass chamber <b>40%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>30%</b>
---	---	--	---

## 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

Likely to reach floor vote <b>5%</b> In House Likely to pass chamber <b>49%</b>	Likely to reach floor vote <b>5%</b> In Senate Likely to pass chamber <b>70%</b>
--	---

## 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](https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=58918)

### Bill Forecast

Likely to reach floor vote <b>95%</b> In Legislature Likely to pass chamber <b>95%</b>	
---	--

## 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: March 26, 2026 - ==ROOM CHANGE== Hearing: 03/31/2026, Room 100, SH, 01:55 pm; SC 12**

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

Source: [https://www.gencourt.state.nh.us/bill\\_status/billinfo.aspx?id=2393&inflect=1](https://www.gencourt.state.nh.us/bill_status/billinfo.aspx?id=2393&inflect=1) 

### Bill Forecast

 In House	Likely to reach floor vote <b>74%</b> Likely to pass chamber <b>30%</b>	 In Senate	Likely to reach floor vote <b>53%</b> Likely to pass chamber <b>47%</b>
---	--	--	--

## New Jersey

1

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> 


## New York

12

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: March 17, 2026 - REFERRED TO HOUSING

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



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

[assembly.state.ny.us/leg/?](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S228&term=2025&Summary=Y&Actions=Y&mp)

[default\\_fld=&leg\\_video=&bn=S228&term=2025&Summary=Y&Actions=Y&mp](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S228&term=2025&Summary=Y&Actions=Y&mp)



### Bill Forecast

	Likely to reach floor vote <b>95%</b>		Likely to reach floor vote <b>95%</b>
In Assembly	Likely to pass chamber <b>65%</b>	In Senate	Likely to pass chamber <b>86%</b>

---

Legislation • United States • New York • Bill

## [NYA 340 / NYA 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: March 17, 2026 - Substitute S 228 action - REFERRED TO HOUSING

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



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

[assembly.state.ny.us/leg/?](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A340&term=2025&Summary=Y&Actions=Y&mp)

[default\\_fld=&leg\\_video=&bn=A340&term=2025&Summary=Y&Actions=Y&mp](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A340&term=2025&Summary=Y&Actions=Y&mp)




## Bill Forecast

 In Assembly	Likely to reach floor vote <b>95%</b> Likely to pass chamber <b>39%</b>	 In Senate	Likely to reach floor vote <b>95%</b> Likely to pass chamber <b>67%</b>
--	--	--	--

Legislation • United States • New York • Bill

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

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

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


## Bill Forecast

 In Assembly	Likely to reach floor vote <b>11%</b> Likely to pass chamber <b>56%</b>	 In Senate	Likely to reach floor vote <b>16%</b> Likely to pass chamber <b>81%</b>
--	--	--	--

Legislation • United States • New York • Bill

### **NYA 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://assembly.state.ny.us/leg/?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 <b>11%</b> Likely to pass chamber <b>95%</b>	 In Senate	Likely to reach floor vote <b>16%</b> Likely to pass chamber <b>95%</b>
--	--	--	--

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&](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A4669&term=2025&Summary=Y&Actions=Y&)


### Bill Forecast

 In Assembly	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>49%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>82%</b>
--	---	--	---

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

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

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



### **Bill Forecast**


 In Assembly	Likely to reach floor vote <b>14%</b> Likely to pass chamber <b>95%</b>	 In Senate	Likely to reach floor vote <b>20%</b> Likely to pass chamber <b>95%</b>
--	--	--	--

---

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

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

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




## Bill Forecast

 In Assembly	Likely to reach floor vote <b>52%</b> Likely to pass chamber <b>95%</b>	 In Senate	Likely to reach floor vote <b>52%</b> Likely to pass chamber <b>95%</b>
--	--	--	--

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/?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

 In Assembly	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>51%</b>	 In Senate	Likely to reach floor vote <b>6%</b> Likely to pass chamber <b>75%</b>
--	---	--	---

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](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](https://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 <b>46%</b> Likely to pass chamber <b>95%</b>	 In Senate	Likely to reach floor vote <b>45%</b> Likely to pass chamber <b>95%</b>
--	--	--	--

---

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](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](https://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 <b>90%</b> Likely to pass chamber <b>95%</b>	 In Senate	Likely to reach floor vote <b>87%</b> Likely to pass chamber <b>95%</b>
--	--	--	--

---

Legislation • United States • New York • Bill

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

[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)



### Bill Forecast


 In Assembly	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>79%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>90%</b>
--	---	--	---

---

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://](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S7480&term=2025&Summary=Y&Actions=Y&am)

[assembly.state.ny.us/leg/?](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S7480&term=2025&Summary=Y&Actions=Y&am)

[default\\_fld=&leg\\_video=&bn=S7480&term=2025&Summary=Y&Actions=Y&am](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 <b>5%</b> Likely to pass chamber <b>57%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>79%</b>
--	---	--	---

## 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 <b>5%</b> Likely to pass chamber <b>83%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>95%</b>
---	---	--	---

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 <b>5%</b> Likely to pass chamber <b>78%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>94%</b>
---	---	--	---


## 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 <b>5%</b> Likely to pass chamber <b>52%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>81%</b>
---	---	--	---

## Vermont

3

Legislation • United States • Vermont • Bill

## [VTS 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


 In House	Likely to reach floor vote <b>95%</b> Likely to pass chamber <b>N/A</b>	 In Senate	Likely to reach floor vote <b>70%</b> Likely to pass chamber <b>N/A</b>
---	--	--	--

---

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

 In House	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>17%</b>	 In Senate	Likely to reach floor vote <b>10%</b> Likely to pass chamber <b>38%</b>
---	---	--	--

---

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 <b>5%</b> Likely to pass chamber <b>25%</b>	 In Senate	Likely to reach floor vote <b>10%</b> Likely to pass chamber <b>47%</b>
---	---	--	--

## Washington

2

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

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

### Bill Forecast

 In House	Likely to reach floor vote <b>6%</b> Likely to pass chamber <b>40%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>55%</b>
---	---	--	---

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

	Likely to reach floor vote <b>29%</b>		Likely to reach floor vote <b>5%</b>
In House	Likely to pass chamber <b>30%</b>	In Senate	Likely to pass chamber <b>43%</b>