NHLC
NATIONAL HOMELESSNESS LAW CENTER

Habitability Bills 2026

Overview

District Of Columbia	2
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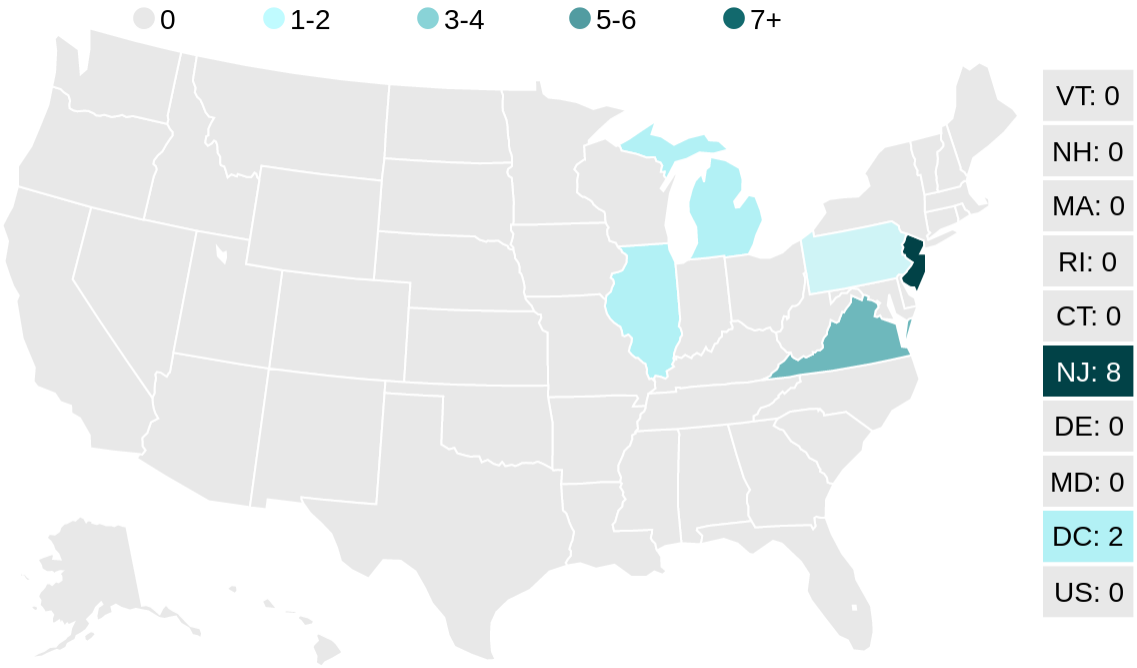
Policy Map

Policies in your Projects by state



Policy List Groups

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

District Of Columbia 2

Legislation • 🇺🇸United States • District of Columbia • Bill

DC B 26-0126

Fair Housing Practices Amendment Act of 2025

Last Action: August 14, 2026 - Law Number L26-0156 Effective from Aug 14, 2026
Enacted • 2025-2026 Council Period • Introduced: February 13, 2025
Source: https://lims.dccouncil.gov/Legislation/B26-0126

Bill Forecast

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

Legislation • 🇺🇸United States • District of Columbia • Bill

DC B 26-0287

Housing with Integrity Amendment Act of 2025

Last Action: April 28, 2026 - Committee Mark-up of B26-0287 by the Public Works and Operations Committee
In Senate • 2025-2026 Council Period • Introduced: June 16, 2025
Source: https://lims.dccouncil.gov/Legislation/B26-0287

Bill Forecast

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

Summary

Your Summary

This legislation aims to enhance accountability in rental housing, focusing on landlords who fail to maintain safe living conditions. The legislation emphasizes the importance of safe and habitable living conditions, shifting the enforcement responsibility from tenants to landlords.

Illinois 2

Legislation • 🇺🇸United States • Illinois • Bill

IL SB 2884

Landlord/Tenant-Various

1st Chamber		2nd Chamber		Executive
Introduced January 16, 2026	Considering (Senate) April 27, 2026			

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?DocNum=2884&GAID=18&DocTypeID=SB&LegId=165162&SessionID=114

Bill Forecast

In House	Likely to reach floor vote **5%** Likely to pass chamber **53%**	In Senate	Likely to reach floor vote **5%** Likely to pass chamber **85%**

Legislation • 🇺🇸 United States • Illinois • Bill

IL HB 3687

Landlord/Tenant-Various

1st Chamber		2nd Chamber		Executive
Introduced February 07, 2025		Considering (House) April 09, 2026		

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

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%**

Summary

Your Summary

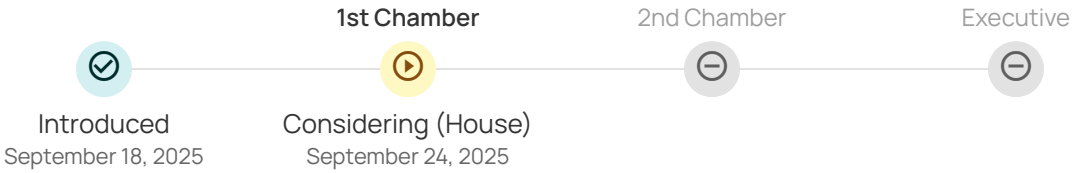
Would prohibit landlords from including clauses that waive tenant rights or limit liability, empower local governments to enact rent control measures (exempting smaller landlords/ units). The legislation also emphasizes the importance of maintaining habitability standards, and outlines various tenant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

Michigan 2

Legislation • 🇺🇸United States • Michigan • Bill

MI HB 4990

Civil procedure: evictions; rent abatement remedies and award of attorney fees; modify. Amends secs.... (View full title on source site)



Last Action: September 24, 2025 - bill electronically reproduced 09/18/2025
In House • 2025-2026 Regular Session • Introduced: September 18, 2025
Source: https://www.legislature.mi.gov/doc.aspx?2025-HB-4990

Bill Forecast

In House	Likely to reach floor vote **5%** Likely to pass chamber **38%**	In Senate	Likely to reach floor vote **5%** Likely to pass chamber **34%**

Summary

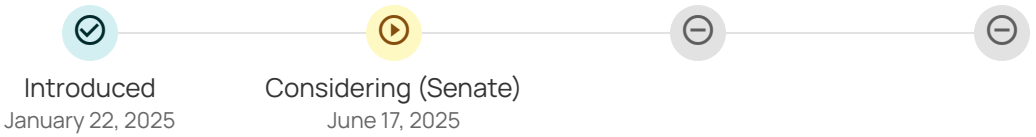
Your Summary

Bill would protect tenants from retaliatory actions by landlords, particularly in cases where tenants have raised complaints regarding health or safety violations or have sought to enforce their lease rights.

Legislation • 🇺🇸United States • Michigan • Bill

MI SB 19

Housing: landlord and tenants; tenants rights to repair; provide for. Amends sec. 39 of 1846 RS 66 (... (View full title on source site)



Last Action: June 17, 2025 - PLACED ON ORDER OF THIRD READING WITH SUBSTITUTE (S-1)
In Senate • 2025-2026 Regular Session • Introduced: January 22, 2025
Source: https://www.legislature.mi.gov/doc.aspx?2025-SB-0019

Bill Forecast

In House	In Senate
Likely to reach floor vote **21%**	Likely to reach floor vote **9%**
Likely to pass chamber **25%**	Likely to pass chamber **50%**

Summary

Your Summary

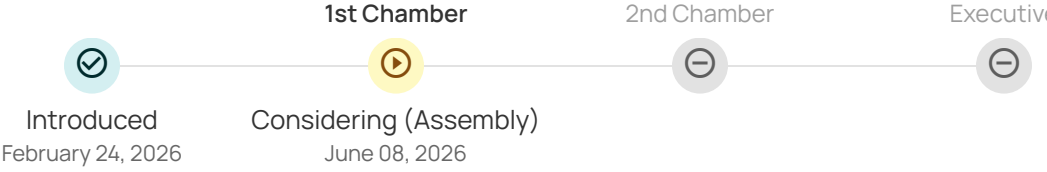
Bill would require lessors to ensure that premises are fit for use and maintain them in reasonable repair, adhering to health and safety laws. Tenants must notify lessors in writing of any defective conditions, and lessors are obligated to initiate repairs within specified timeframes based on the severity of the issue. If lessors fail to initiate repairs within the designated timeframes, tenants have the right to withhold rent, deposit it into an escrow account, or undertake repairs themselves and deduct the costs from their rent.

New Jersey 8

Legislation • 🇺🇸United States • New Jersey • Bill

NJ A 4458

Requires establishment of Public Housing Hotline Pilot Program in Bureau of Housing Inspection to en... (View full title on source site)



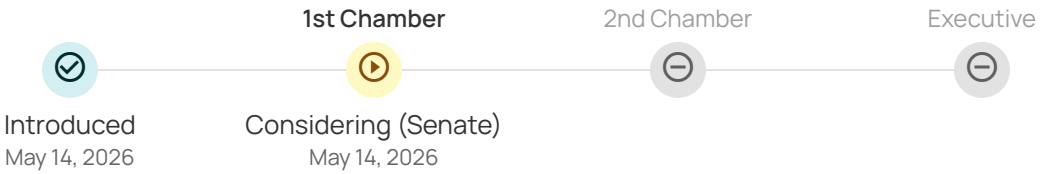
Last Action: June 08, 2026 - Reported and Referred to Assembly Appropriations Committee

In House • 2026-2027 Regular Session • Introduced: February 24, 2026
Source: https://www.njleg.state.nj.us/bill-search/2026/A4458

Legislation • 🇺🇸United States • New Jersey • Bill

NJ S 4231

Establishes offense of harassment of residential tenant; expands liability of certain members of lim... (View full title on source site)

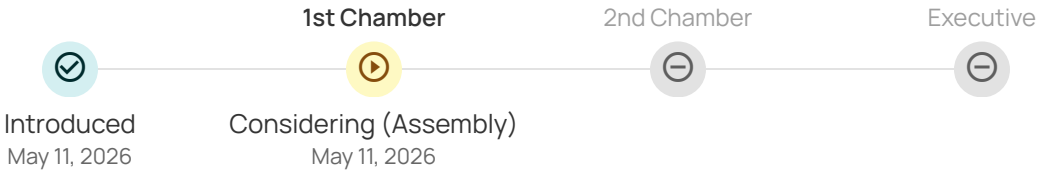


Last Action: May 14, 2026 - Introduced in the Senate, Referred to Senate Community and Urban Affairs Committee
In Senate • 2026-2027 Regular Session • Introduced: May 14, 2026
Source: https://www.njleg.state.nj.us/bill-search/2026/S4231

Legislation • 🇺🇸United States • New Jersey • Bill

NJ A 5036

The "Safeguarding Livable Units through Municipal Landlord Oversight and Regulation by DCA" or "SLUM... (View full title on source site)

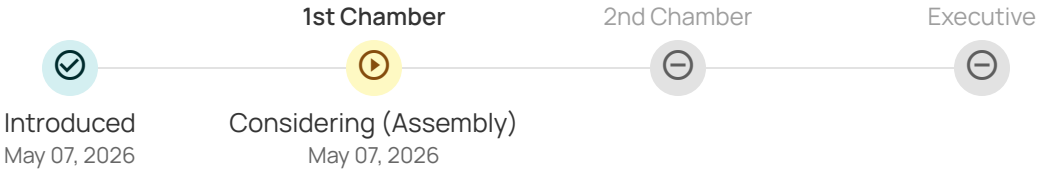


Last Action: May 11, 2026 - Introduced, Referred to Assembly Housing Committee
In House • 2026-2027 Regular Session • Introduced: May 11, 2026
Source: https://www.njleg.state.nj.us/bill-search/2026/A5036

Legislation • 🇺🇸United States • New Jersey • Bill

NJ A 4893

Establishes the "Safe and Sanitary Rental Housing Act."

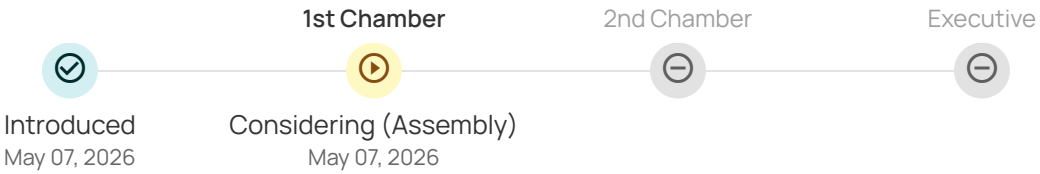


Last Action: May 07, 2026 - Introduced, Referred to Assembly Housing Committee
In House • 2026-2027 Regular Session • Introduced: May 07, 2026
Source: https://www.njleg.state.nj.us/bill-search/2026/A4893

Legislation • 🇺🇸United States • New Jersey • Bill

NJ A 4928

Establishes offense of harassment of residential tenant; expands liability of certain members of lim... (View full title on source site)

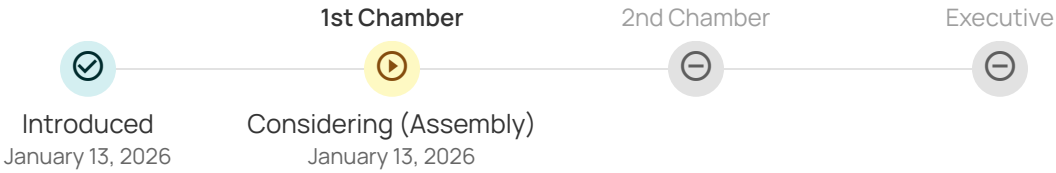


Last Action: May 07, 2026 - Introduced, Referred to Assembly Housing Committee
In House • 2026-2027 Regular Session • Introduced: May 07, 2026
Source: https://www.njleg.state.nj.us/bill-search/2026/A4928

Legislation • 🇺🇸United States • New Jersey • Bill

NJ A 489

Codifies and enhances use of breach of implied warranty of habitability as defense to certain evicti... (View full title on source site)



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/A489

Summary

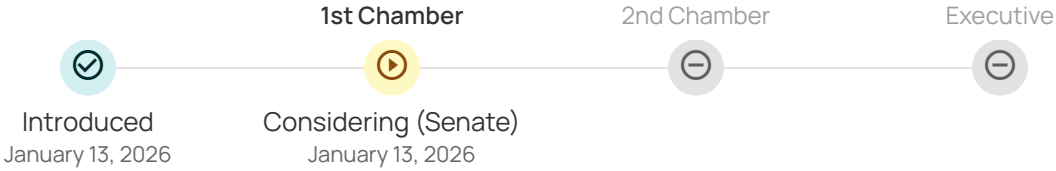
Your Summary

Would allow tenants to use breach of warranty as a defense in eviction cases related to non-payment of rent, provided they notified the landlord within the past twelve months. If a breach is established, the tenant's rent will be adjusted to reflect the property's reasonable rental value in its defective condition, retroactive to the notification date, and will remain reduced until the landlord addresses the issues. Additionally, tenants will not be required to put withheld rent in escrow.

Legislation • 🇺🇸 United States • New Jersey • Bill

NJ S 2958

The "Safeguarding Livable Units through Municipal Landlord Oversight and Regulation by DCA" or "SLUM... (View full title on source site)



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/S2958

Bill Forecast

In Assembly	Likely to reach floor vote **57%** Likely to pass chamber **N/A**	In Senate	Likely to reach floor vote **65%** Likely to pass chamber **N/A**

Summary

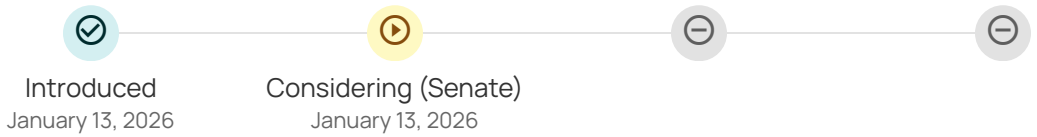
Your Summary

Would require landlords to designate a principal agent responsible for compliance with habitability standards and give tenants the right to take action against landlords for habitability violations after providing written notice, with courts having power to award damages for violations, including attorney's fees. Would also create a habitability database to track landlord compliance and tenant actions and appropriate $5 million from the General Fund to support the implementation of the program, including funding for tenant advocacy services and legal initiatives.

Legislation • 🇺🇸 United States • New Jersey • Bill

NJ S 403

Codifies and enhances use of breach of implied warranty of habitability as defense to certain evicti... (View full title on source site)



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/S403

Bill Forecast

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

Summary

Your Summary

Would allow tenants to use breach of warranty as a defense in eviction cases related to non-payment of rent, provided they notified the landlord within the past twelve months. If a breach is established, the tenant's rent will be adjusted to reflect the property's reasonable rental value in its defective condition, retroactive to the notification date, and will remain

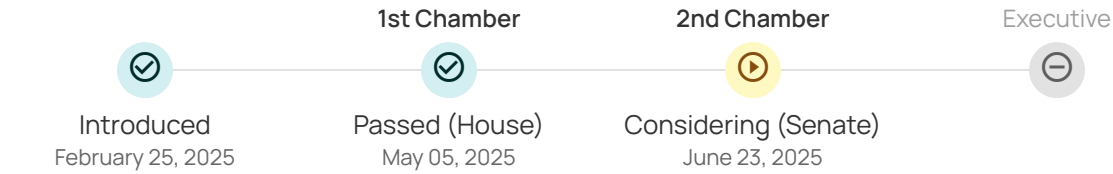
reduced until the landlord addresses the issues. Additionally, tenants will not be required to deposit unpaid rent with the court during eviction proceedings.

Pennsylvania 1

Legislation • 🇺🇸United States • Pennsylvania • Bill

PA HB 734

An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 19... (View full title on source site)



Last Action: June 23, 2025 - Re-referred to Appropriations
In Senate • 2025-2026 Regular Session • Introduced: February 25, 2025
Source: https://www.palegis.us/legislation/bills/2025/hb734

Bill Forecast

In House	Likely to reach floor vote **22%** Likely to pass chamber **80%**	In Senate	Likely to reach floor vote **22%** Likely to pass chamber **95%**

Summary

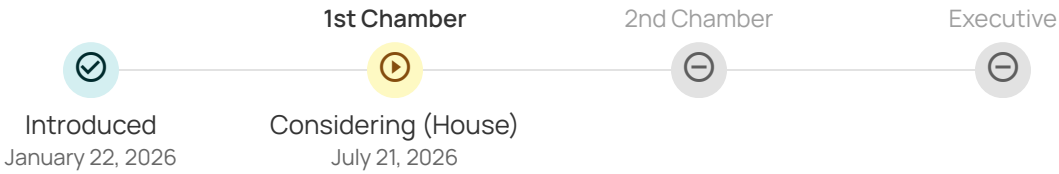
Your Summary

This bill would require In cases of temporary displacement, landlords must respond within 60 hours of condemnation, offering alternative housing and managing the relocation of the tenant's belongings. For permanent displacement, landlords are obligated to return the tenant's security deposit with interest and any rent for the remaining month. Permanently displaced tenants are granted the first right to reoccupy their rental unit once it becomes habitable.

Legislation • 🇺🇸United States • Virginia • Bill

VA HB 1409

Virginia Residential Landlord and Tenant Act; prohibited provisions in rental agreements.



Last Action: July 21, 2026 - Continued from last session
In House • 2026-2027 Regular Session • Introduced: January 22, 2026
Source: https://lis.virginia.gov/bill-details/20271/HB1409

Bill Forecast

In House	Likely to reach floor vote **67%** Likely to pass chamber **N/A**	In Senate	Likely to reach floor vote **63%** Likely to pass chamber **N/A**

Summary

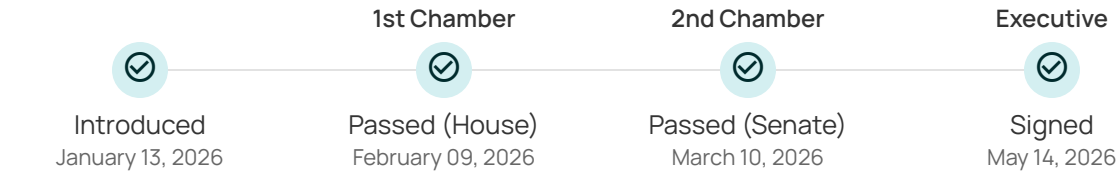
Your Summary

Would prevent tenants from being compelled to pay maintenance fees for services such as heating, cooling, pest control, trash disposal, or mail/package delivery as a condition of tenancy and would restrict public housing authorities from requiring tenants to pay for repairs unless caused by the tenant's actions. Would mandate that landlords must maintain habitable premises and ensuring the safety and cleanliness of common areas. They are responsible for maintaining essential systems like electrical, plumbing, heating, ventilation, air-conditioning, and elevators, as well as preventing mold growth and providing waste disposal facilities. They are liable only for damages resulting from their failure to exercise ordinary care and may delegate certain maintenance duties to tenants through good-faith written agreements, provided these do not diminish the landlord's obligations to other tenants.

Legislation • 🇺🇸United States • Virginia • Bill

VA HB 848

Va. Residential Landlord and Tenant Act; material noncompliance by landlord, rent escrow, relief.



Last Action: May 14, 2026 - Acts of Assembly Chapter text (CHAP1118)
Enacted • 2026-2027 Regular Session • Introduced: January 13, 2026
Source: https://lis.virginia.gov/bill-details/20261/HB848

Bill Forecast

In House	Likely to reach floor vote **86%** Likely to pass chamber **N/A**	In Senate	Likely to reach floor vote **77%** Likely to pass chamber **N/A**

Summary

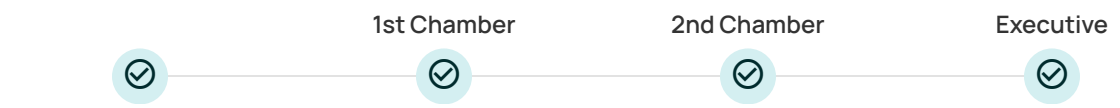
Your Summary

Would enable tenants to file claims in general district court regarding material noncompliance by landlords related to health and safety issues, such as lack of heat, water, light, sewage, infestations, or lead-based paint. Would give the court authority to order escrow disbursements for repairs, mortgage payments, or creditor claims, and may award reasonable costs and attorney fees to tenants if relief is granted.

Legislation • 🇺🇸United States • Virginia • Bill

VA SB 373

Va. Residential Landlord and Tenant Act; defense to action for possession for nonpayment of rent.



Introduced	Passed (Senate)	Passed (House)	Signed
January 13, 2026	February 10, 2026	February 24, 2026	April 13, 2026

Last Action: April 13, 2026 - Acts of Assembly Chapter text (CHAP0959)
Enacted • 2026-2027 Regular Session • Introduced: January 13, 2026
Source: https://lis.virginia.gov/bill-details/20261/SB373

Bill Forecast

In House	In Senate
Likely to reach floor vote **88%**	Likely to reach floor vote **80%**
Likely to pass chamber **N/A**	Likely to pass chamber **N/A**

Summary

Your Summary

Would allow tenants to use certain conditions on the leased premises as defenses in eviction or nonpayment of rent. These conditions include issues such as lack of heat, water, light, electricity, sewage problems, infestations, etc. Tenants can assert these defenses if they have notified the landlord of the issues and the landlord has failed to remedy within a reasonable time. Tenants are required to pay into court the amount of rent due during the dispute, and courts are empowered to take actions such as reducing rent, ordering the surrender of the premises, or referring the matter for investigation.

Legislation • 🇺🇸United States • Virginia • Bill

VA SB 290

Virginia Residential Landlord and Tenant Act; enforcement by localities.

	1st Chamber	2nd Chamber	Executive
Introduced	Passed (Senate)	Passed (House)	Signed
January 13, 2026	February 03, 2026	February 24, 2026	April 13, 2026

Last Action: April 13, 2026 - Acts of Assembly Chapter text (CHAP0543)
Enacted • 2026-2027 Regular Session • Introduced: January 13, 2026
Source: https://lis.virginia.gov/bill-details/20261/SB290

Bill Forecast

In House	Likely to reach floor vote **95%** Likely to pass chamber **N/A**	In Senate	Likely to reach floor vote **91%** Likely to pass chamber **N/A**

Summary

Your Summary

Law would permit tenants and occupants to pursue legal actions for injunctions and damages against landlords who violate the law. And would authorize local governments to initiate enforcement actions on behalf of tenants when rental properties exhibit significant noncompliance or serious health and safety risks.