



## Habitability Bills 2026

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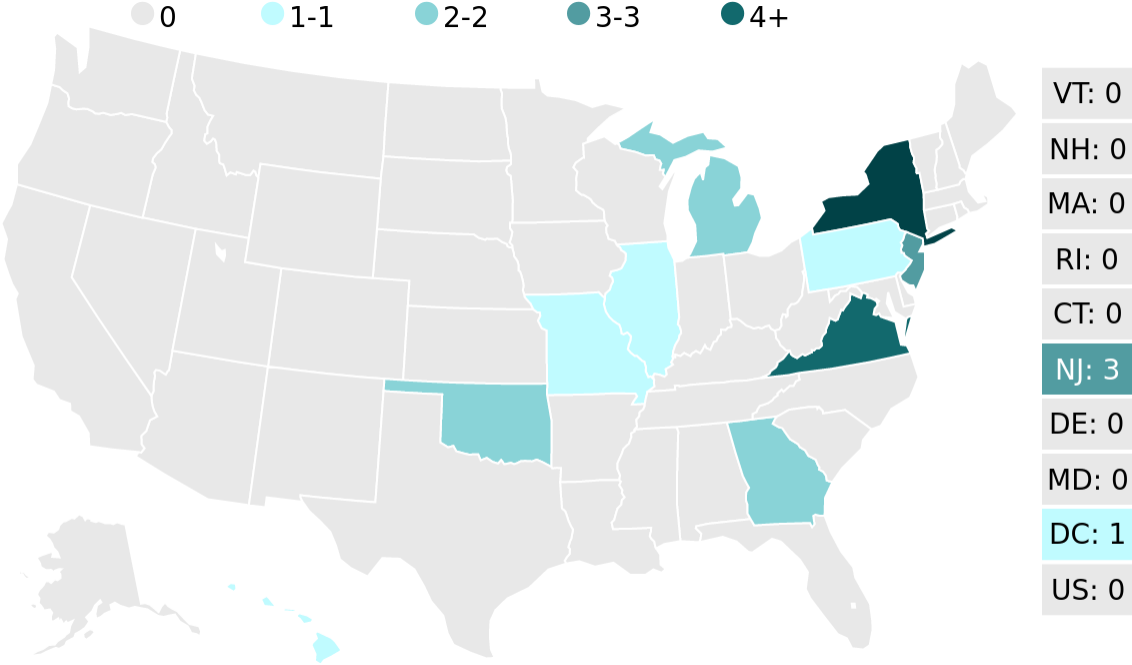
### Overview

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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

1

Legislation • United States • District of Columbia • Bill

#### [DC B 26-0287](#)


Housing with Integrity Amendment Act of 2025

**Last Action: October 22, 2025 - Public Hearing on B26-0287**

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 <b>15%</b> Likely to pass chamber <b>95%</b>
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#### 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.

### Georgia

2

Legislation • United States • Georgia • Bill

#### [GA HB 1171](#)



Landlord and tenant; establish minimum habitability standards consistent with recognized housing standards

### Last Action: February 05, 2026 - House Second Readers

In House • 2025-2026 Regular Session • Introduced: February 03, 2026

Source: <http://www.legis.ga.gov/Legislation/en-US/display/20252026/HB/1171> 

### Bill Forecast

 In House	Likely to reach floor vote <b>23%</b> Likely to pass chamber <b>88%</b>	 In Senate	Likely to reach floor vote <b>22%</b> Likely to pass chamber <b>93%</b>
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### Summary

The bill would enhance protections for tenants by allowing them to withhold rent, recover damages, or seek injunctive relief if landlords fail to meet habitability standards. Tenants also have the option to terminate their lease under such circumstances. For violations that are not material, tenants may pursue remedies such as damages or equitable relief.

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Legislation • United States • Georgia • Bill

### [GA SB 272](#)



Landlord and Tenant; requiring tenants to provide income information; prohibit

### Last Action: February 27, 2025 - Senate Read and Referred

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

Source: <http://www.legis.ga.gov/Legislation/en-US/display/20252026/SB/272> 

### Bill Forecast

 In House	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>92%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>93%</b>
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### Summary

Under this bill, tenants are granted the right to withhold rent payments if landlords fail to address necessary repairs that impact health or safety. They can also deduct repair costs from their rent, with limits set to protect both parties.

Legislation • United States • Hawaii • Bill

## [HI SB 306](#)



Relating To The Landlord-Tenant Code.

**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=306&year=2026](https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=306&year=2026) 

### Bill Forecast

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

### Summary

This bill would prohibit landlords from evicting tenants if the habitability of the rental unit is significantly impaired, caps a tenant's liability for rent in situations where the premises are uninhabitable, and introduces remedies for tenants facing unlawful retaliatory evictions.

Legislation • United States • Illinois • Bill

## [IL HB 3687](#)

Landlord/Tenant-Various



**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>
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## 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. 5720, 5741 & 5759 of 1961 PA 236 (MCL 600.5720 et seq.). TIE BAR WITH: HB 4989'25

**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-4990> 

## 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>
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## 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 (MCL 554.139). TIE BAR WITH: SB 21'25, SB 20'25

**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: <http://legislature.mi.gov/doc.aspx?2025-SB-0019> 

### Bill Forecast

 In House	Likely to reach floor vote <b>65%</b> Likely to pass chamber <b>25%</b>	 In Senate	Likely to reach floor vote <b>55%</b> Likely to pass chamber <b>49%</b>
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### 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.

## Missouri

1

Legislation • United States • Missouri • Bill

## [MO HB 1954](#)



HABITABILITY OF THE PREMISES OF A TENANT

**Last Action: January 08, 2026 - Read Second Time (H)**

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

Source: <https://www.house.mo.gov/Bill.aspx?bill=HB1954&year=2026&code=R> 

## Bill Forecast

 In House	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>N/A</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>N/A</b>
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## Summary

Would establish landlord liability for damages to tenants if the premises contain conditions that materially affect health and safety, such as hazardous mold, sewage backup, or pest infestations, and the landlord fails to initiate remediation within thirty days of receiving written notice. Additionally, the legislation allows tenants to seek damages that may include health care costs related to the landlord's failure to address these conditions.

## New Jersey

3

Legislation • United States • New Jersey • Bill

### **NJ S 2958**



The "Safeguarding Livable Units through Municipal Landlord Oversight and Regulation by DCA" or "SLUMLORD Act"; strengthens habitability protections for residential tenants; appropriates \$5 million.

### **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 <b>57%</b> Likely to pass chamber <b>N/A</b>	 In Senate	Likely to reach floor vote <b>65%</b> Likely to pass chamber <b>N/A</b>
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## 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.

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Legislation • United States • New Jersey • Bill

### [NJS 403](#)



Codifies and enhances use of breach of implied warranty of habitability as defense to certain eviction actions.

#### **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**

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

#### **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.

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Legislation • United States • New Jersey • Bill

### [NJA 489](#)

Codifies and enhances use of breach of implied warranty of habitability as defense to certain eviction actions.

**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

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.

## New York

5

Legislation • United States • New York • Bill

### **NYA 2091**

Enacts the "tenant repair reconciliation act"

**Last Action: January 07, 2026 - REFERRED TO JUDICIARY**



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

Source: <https://www.nysenate.gov/legislation/bills/2025/A2091> , [https://assembly.state.ny.us/leg/?default\\_fld=&leg\\_video=&bn=A2091&term=2025&Summary=Y&Actions=Y&](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A2091&term=2025&Summary=Y&Actions=Y&)

[assembly.state.ny.us/leg/?default\\_fld=&leg\\_video=&bn=A2091&term=2025&Summary=Y&Actions=Y&](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A2091&term=2025&Summary=Y&Actions=Y&)

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## 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>
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## Summary

Would amend New York's real property law to enhance tenant rights in dwellings with fifty or more units in cities with populations over one million. It requires landlords to address repair requests within thirty days of receiving written notice from tenants. If landlords fail to

comply, tenants are allowed to make repairs themselves after notifying the landlord. They can seek reimbursement for their expenses or deduct these costs from future rent.

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Legislation • United States • New York • Bill

## **NYS 5956**

Relates to providing enhanced enforcement of the warranty of habitability for housing accommodations

### **Last Action: January 07, 2026 - REFERRED TO JUDICIARY**



In Senate • 2025-2026 Regular Session • Introduced: March 04, 2025

Source: <https://www.nysenate.gov/legislation/bills/2025/S5956> , [https://assembly.state.ny.us/leg/?default\\_fld=&leg\\_video=&bn=S5956&term=2025&Summary=Y&Actions=Y&term=2025](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S5956&term=2025&Summary=Y&Actions=Y&term=2025)

[assembly.state.ny.us/leg/?default\\_fld=&leg\\_video=&bn=S5956&term=2025&Summary=Y&Actions=Y&term=2025](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S5956&term=2025&Summary=Y&Actions=Y&term=2025)

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### **Bill Forecast**

	Likely to reach floor vote <b>21%</b>		Likely to reach floor vote <b>11%</b>
In Assembly	Likely to pass chamber <b>94%</b>	In Senate	Likely to pass chamber <b>95%</b>

### **Summary**

Bill would allow courts to award punitive damages to tenants if landlords are found to have intentionally or with conscious disregard violated the warranty of habitability. However, the bill specifies that punitive damages will not be available to tenants living in multiple dwellings owned or operated by municipal housing authorities.

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Legislation • United States • New York • Bill

## **NYA 6735**



Permits tenants in certain cities to take a rental offset for repair of hazardous conditions

### **Last Action: January 07, 2026 - REFERRED TO HOUSING**

In House • 2025-2026 Regular Session • Introduced: March 11, 2025

Source: <https://www.nysenate.gov/legislation/bills/2025/A6735>, [https://assembly.state.ny.us/leg/?default\\_fld=&leg\\_video=&bn=A6735&term=2025&Summary=Y&Actions=Y&](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A6735&term=2025&Summary=Y&Actions=Y&)

### Bill Forecast

 Likely to reach floor vote <b>12%</b> In Assembly Likely to pass chamber <b>95%</b>	 Likely to reach floor vote <b>6%</b> In Senate Likely to pass chamber <b>95%</b>
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### Summary

Would allow tenants to contract for necessary repairs if they have notified their landlord and provided a reasonable timeframe for the landlord to address the issue. Individual tenants can deduct up to \$1,000 or two months' rent, whichever is greater, for repair costs. Additionally, groups of tenants can collectively deduct up to \$3,000, or up to \$10,000 for more severe, immediately hazardous violations, provided they follow specific notification procedures.

Legislation • United States • New York • Bill

### [NYA 7113](#)



Relates to establishing an emergency repair program

**Last Action: January 07, 2026 - REFERRED TO JUDICIARY**

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

Source: <https://www.nysenate.gov/legislation/bills/2025/A7113>, [https://assembly.state.ny.us/leg/?default\\_fld=&leg\\_video=&bn=A7113&term=2025&Summary=Y&Actions=Y&](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=A7113&term=2025&Summary=Y&Actions=Y&)

### Bill Forecast

 Likely to reach floor vote <b>30%</b> In Assembly Likely to pass chamber <b>94%</b>	 Likely to reach floor vote <b>21%</b> In Senate Likely to pass chamber <b>95%</b>
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## Summary

Would require all municipalities in New York to establish an emergency repair program to address habitability violations within 24 to 48 hours of notification. This program will include a toll-free hotline for tenants to report issues such as structural stability, accessibility, mold, and lead-based paint. Municipalities will be responsible for billing property owners for the costs of emergency repairs, which will be added to their property tax bills. Property owners can avoid these charges by correcting the violations within 30 days and certifying the corrections to the municipality.

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Legislation • United States • New York • Bill

### **NYS 7597**

Relates to unlawful eviction

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

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



Source: <https://www.nysenate.gov/legislation/bills/2025/S7597> , [https://assembly.state.ny.us/leg/?default\\_fld=&leg\\_video=&bn=S7597&term=2025&Summary=Y&Actions=Y&am](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S7597&term=2025&Summary=Y&Actions=Y&am)

[assembly.state.ny.us/leg/?](https://assembly.state.ny.us/leg/?default_fld=&leg_video=&bn=S7597&term=2025&Summary=Y&Actions=Y&am)

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#### 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>95%</b>	In Senate	Likely to pass chamber <b>95%</b>

## Summary

This law would stipulate that tenants or lawful occupants of a dwelling are not required to pay their share of rent under any state, local, or federal subsidy program if the municipality or Section 8 fails to pay the required portion of rent due to building code violations or violations of the warranty of habitability. This protection specifically applies to cases involving public assistance and prohibits eviction for non-payment of rent or supplemental rent under these circumstances.

Legislation • United States • Oklahoma • Bill

## [OK HB 2015](#)



Landlord and tenant; landlord's breach of rental agreement; providing tenant may bring action; liability for damages; withholding payment of rent in certain circumstances; procedure; effective date.

### Last Action: March 26, 2026 - Referred for engrossment

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

Source: <http://www.oklegislature.gov/BillInfo.aspx?Bill=HB2015&session=2600> 

### Bill Forecast

	Likely to reach floor vote <b>55%</b>		Likely to reach floor vote <b>69%</b>
In House	Likely to pass chamber <b>73%</b>	In Senate	Likely to pass chamber <b>80%</b>

### Summary

Bill would prohibit landlords with more than ten dwelling units from retaliating against tenants for various activities, such as filing complaints, organizing tenant groups, or testifying against them

It also provides that if landlords fail to address health and safety issues, tenants can notify them and, if no action is taken within fourteen days, undertake repairs themselves and deduct the costs from their rent. Tenants may terminate their rental agreements if the dwelling becomes uninhabitable or if essential services are not provided.

Legislation • United States • Oklahoma • Bill

## [OK HB 1083](#)



Landlord and tenant; preemption, retaliation; remedy; effective date.

### Last Action: February 04, 2025 - Referred to Civil Judiciary

In House • 2025-2026 Regular Session • Introduced: February 03, 2025

Source: <http://www.oklegislature.gov/BillInfo.aspx?Bill=HB1083&session=2600> 

### Bill Forecast

 In House	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>65%</b>	 In Senate	Likely to reach floor vote <b>5%</b> Likely to pass chamber <b>78%</b>
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### Summary

Bill would prohibit retaliatory actions by landlords against tenants who exercise their rights, such as filing complaints about housing code violations or requesting repairs.

## 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 1951, in tenement buildings and multiple dwelling premises, further providing for landlord's duties; and providing for tenant relocation.

### Last Action: June 23, 2025 - Re-referred to Appropriations

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

Source: <https://www.palegis.us/legislation/bills/2025/hb734> 

### Bill Forecast

 In House	Likely to reach floor vote <b>52%</b> Likely to pass chamber <b>80%</b>	 In Senate	Likely to reach floor vote <b>63%</b> Likely to pass chamber <b>95%</b>
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### 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.

## Virginia

4

Legislation • United States • Virginia • Bill

### [VA HB 848](#)



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

**Last Action: March 11, 2026 - Senate amendment agreed to by House (70-Y 29-N 0-A)**

Passed Senate • 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 <b>86%</b> Likely to pass chamber <b>N/A</b>	 In Senate	Likely to reach floor vote <b>77%</b> Likely to pass chamber <b>N/A</b>
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### 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 possessions for nonpayment of rent

**Last Action: March 10, 2026 - Governor's Action Deadline 11:59 p.m., April 13, 2026**

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

Source: <https://lis.virginia.gov/bill-details/20261/SB373> 

## Bill Forecast

 In House	Likely to reach floor vote <b>88%</b> Likely to pass chamber <b>N/A</b>	 In Senate	Likely to reach floor vote <b>80%</b> Likely to pass chamber <b>N/A</b>
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## 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.

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## [VA SB 290](#)



Virginia Residential Landlord and Tenant Act; enforcement by localities.

**Last Action: March 10, 2026 - Governor's Action Deadline 11:59 p.m., April 13, 2026**

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

Source: <https://lis.virginia.gov/bill-details/20261/SB290> 

### Bill Forecast

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

### 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.

## [VA HB 1409](#)



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

**Last Action: February 12, 2026 - Continued to next session in General Laws (Voice Vote)**

In House • 2026-2027 Regular Session • Introduced: January 22, 2026

Source: <https://lis.virginia.gov/bill-details/20261/HB1409> 

### Bill Forecast

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

## 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.