

**Bill History**  
**Session Year 2026**  
**Substitute for Raised H.B. No. 5359**

[Bill Analysis For File Copy 143](#)

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[HSG Vote Tally Sheet \(Joint Favorable\)](#)

**Introducer(s):**

Housing Committee

**Title:** AN ACT CONCERNING PROVISIONS IN RESIDENTIAL RENTAL AGREEMENTS.

**Statement of Purpose:** To (1) provide for the availability of at least one method of rental payment at no cost to a residential tenant, (2) prohibit the increase of rental charges upon breaches of a rental agreement, (3) prohibit the use of rental agreement clauses providing that the tenant agrees to increased rental payments after the expiration of the lease, and (4) provide for disclosure of late fees.

**Bill History:**

02-26-2026 REFERRED TO JOINT COMMITTEE ON Housing Committee

02-27-2026 PUBLIC HEARING 03/03

03-10-2026 JOINT FAVORABLE

03-11-2026 FILED WITH LEGISLATIVE COMMISSIONERS' OFFICE

03-18-2026 REFERRED TO OFFICE OF LEGISLATIVE RESEARCH AND OFFICE OF FISCAL ANALYSIS 03/23/26-5:00 PM

03-24-2026 REPORTED OUT OF LEGISLATIVE COMMISSIONERS' OFFICE

03-24-2026 FAVORABLE REPORT, TABLED FOR THE CALENDAR, HOUSE

03-24-2026 HOUSE CALENDAR NUMBER 123

03-24-2026 FILE NUMBER 143

**Co-sponsor(s):**

Sen. Paul Cicarella, 34th Dist.