

SENATE BILL SUMMARY

Prepared by the Division of Legislative Information for the Senate Bill **AS ORIGINALLY FILED**. For more detail, see Senate Bill Analyses, if available, prepared by the Senate's professional committee staff.

SB 1146 Foreclosures by Senator Constantine

Provides that after the initial service of a complaint to foreclose on property rented as a dwelling unit the landlord or the landlord's authorized representative shall hold the money deposited or advanced by a current or prospective tenant as security for performance of the rental agreement or as advance rent. Provides that the landlord or the landlord's authorized representative shall disclose to a prospective tenant the existence of the foreclosure proceedings in the rental agreement or in another writing before the prospective tenant executes the rental agreement.

Provides that the grantee of a certificate of title from the sale in foreclosure of a dwelling unit subject to a rental agreement that is not in default may not obtain a writ of possession until 90 days after the grantee provides notice in writing to the occupant of the dwelling unit. Specifies that the notice state that the dwelling unit has been sold, that the lease is terminated, and that the grantee desires to take possession of the dwelling unit. (See bill for details)