

Select Rent Control State Legislation

As of April 18, 2022

State	Bill Number	Legislature - Party Control	Governor - Party Control	Summary	Status of Bill	Status of Legislature
Arizona	SB 1585	Republicans	Republican	Reconfirms statewide preemption, but prohibits rent increases during COVID-19 public emergency and 30-days beyond.	Senate Second Read (2/2/22)	Adjourns May 30
California	SB-1133	Democrats	Democrat	Makes rent increases of more than 10% during state of emergency illegal.	Passed as amended by Committee on Rules and and re-referred to Committee on Appropriations (4/7/22)	Adjourns Nov 30
Colorado	HB22-1287	Democrats	Democrat	Institutes a rent cap on mobile homes at three percent per year or the rate of inflation from the prior year, whichever number is higher.	House Committee on Transportation & Local Government Referred as Amended to Appropriations Committee (3/23/22)	Adjourns May 11
Connecticut	S.B. No. 293	Democrats	Democrat	Establishes a study on potential rent control policies in the state.	Referred to Joint Committee on Housing (3/10/22)	Adjourns May 5
Florida	SB 580	Republicans	Republican	Deletes provisions that require certain local government measures to expire within specified time period unless extended or renewed.	Legislature Adjourned	Adjourned March 14
Florida	SB 1900	Republicans	Republican	Deletes provisions that require certain local government measures to expire within specified time period unless extended or renewed.	Legislature Adjourned	Adjourned March 14
Hawaii	HB 2328	Democrats	Democrat	Establishes rent stabilization laws.	Referred to Committees (1/28/22)	Adjourns May 5
Hawaii	SB 52	Democrats	Democrat	Prohibits landlords from increasing rent above a certain percentage over any twelve-month period.	Carried Over to 2022 Regular Session (12/10/2021)	Adjourns May 5
Hawaii	SB3216	Democrats	Democrat	Limits annual rent increases to no more than five per cent plus the percentage change in the cost of living, or ten per cent, whichever is lower.	Referred to Committees (1/26/22)	Adjourns May 5

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Idaho	HB 442	Republicans	Republican	Establishes rent control preemption on local governments (Idaho already maintains preemption).	Pending in Senate; House Passed on 2/8/22	Adjourned March 31
Illinois	SB3992	Democrats	Democrat	Limits rent increases to no more than once every 12 months, by an amount no greater than the percentage change in the Consumer Price Index for the same 12-month period or 3%, whichever is lower.	Legislature Adjourned	Adjourned April 8
Illinois	HB5390	Democrats	Democrat	Limits rent increases to no more than once every 12 months, by an amount no greater than the percentage change in the Consumer Price Index for the same 12-month period or 3%, whichever is lower.	Legislature Adjourned	Adjourned April 8
Illinois	HR0672	Democrats	Democrat	Commits to combating gentrification and displacement, to protect native populations as their communities change. Further commits to studying the effects of gentrification and displacement in the State as well as studying solutions that will protect native populations.	Legislature Adjourned	Adjourned April 8
Kentucky	HB 131	Republicans	Democrat	Permits the governing body of a consolidated local government to enact rent control ordinances in a development area.	Legislature Adjourned	Adjourned April 14
Kentucky	SB 357	Republicans	Democrat	Permits the governing body of a consolidated local government to enact rent control ordinances in a	Legislature Adjourned	Adjourned April 14

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Maryland	HB 551	Democrats	Republican	Limits rent increases to no more than 2% each year for an annual lease or no more than 1% every 6 months for a	Legislature Adjourned	Adjourned April 11
Massachusetts	H.1440	Democrats	Republican	Revokes statewide preemption on rent control	Referred to the Committee on Housing (03/29/22)	Year-round
Minnesota	HF 2308	Split	Democrat	Repeals exception allowing local governments to control rents if approved by the voters	Referred to Committee (3/22/22)	Adjourns May 23
Minnesota	SF 3414	Split	Democrat	Repeals exception allowing local governments to control rents if approved by the voters	Second reading 03/16/2022	Adjourns May 23
Minnesota	SF 3882	Split	Democrat	Limits property tax increases in cities that impose rent control	Referred to Committee on Taxes (3/9/22)	Adjourns May 23
Minnesota	HR 4646	Split	Democrat	Limits property tax increases in cities that impose rent control	Referred to Committee on Taxes (3/28/22)	Adjourns May 23
New Jersey	S1094	Democrats	Democrat	Clarifies existing laws to allow certain housing stock designed for senior citizens to be eligible for rent control;	Introduced in the Senate; Referred to Senate Community and Urban Affairs Committee (1/31/22)	Year-round
New Jersey	A3309	Democrats	Democrat	Clarifies existing laws to allow certain housing stock designed for senior citizens to be eligible for rent control;	Introduced, Referred to Assembly Aging and Senior Services Committee (3/7/22)	Year-round
New Jersey	A2389	Democrats	Democrat	Removes initial mortgage period on new construction from exemptions to municipal rent control and rent leveling ordinances.	Introduced; Referred to Assembly Housing Committee (2/7/22)	Year-round

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New York	S. 3082	Democrats	Democrat	Allows tenants to fight "unreasonable" rent increases, defined as 3% of the annual rent or 1.5% the rate of inflation; places severe restrictions on evictions.	Referred to Judiciary Committee (1/27/22)	Year-round
Rhode Island	H 7682	Democrats	Democrat	Limits rent increases to no more than four percent annually.	Committee postponed at request of sponsor (03/17/2022)	Adjourns June 30
South Carolina	H 5176	Republicans	Republican	Restricts rent increases to 7% + CPI; exempts newer construction	Referred to Ways & Means Committee (3/29/22)	Adjourns May 12
Washington	SB 5139	Democrats	Democrat	Limits rent increases after expiration of the governor's eviction moratorium.	Legislature Adjourned	Adjourned March 10
Washington	HB 1904	Democrats	Democrat	Requires at least six months' notice for rent increases over a certain amount, allowing tenants the right to terminate a tenancy, and limiting late fees.	Legislature Adjourned	Adjourned March 10