



Meeting Summary
Fees in Residential Rental Agreements Workgroup Meeting
Tuesday, September 22, 2026, at 10:00 a.m.
Virtual Meeting

Attendance

- **Members Online:** Del. Marcus Simon (Workgroup Chair), Senator Mamie Locke (Vice Chair), Del. Adele McClure, Bismah Ahmed, Joshua Goldschmidt, Andrew Clark, Randy Grumbine, Erin Kormann, DJ Spiker, Emmaline Herring, Victoria Horrock, Bjorn Koxvold, Isabel McLain, Christie Marra, and Patrick McCloud,
- **Staff Present:** Director Jesseca Hoff

Delegate Simon, Chair of the workgroup, called the meeting to order at 10:01 a.m.

Senate Bill 349 (SB 349) Discussion

Members debated the practical and operational challenges landlords face when required to provide formal invoices/receipts for contracted work within a 45-day window. No consensus was reached regarding whether landlords should submit actual receipts versus cost estimates, or on setting a submission threshold of 15 calendar days versus 15 business days.

Members discussed the drafting structure and phrasing within the security deposit section. Although there was consensus on the underlying policy intent, members agreed the current text invited ambiguity regarding specific landlord obligations. Following a 20-minute line-item review, the section was tabled so Commission staff could collaborate with stakeholders on revised consensus language.

Agreement was reached to clarify "may" versus "shall" phrasing regarding items to which a security deposit can be applied.

Address concerns raised by the REALTORS that utility provisions might inadvertently affect Internet Service Providers (ISPs). The workgroup confirmed and clarified that the proposed language does not apply to ISPs.

Consensus was reached on remaining issues raised by the REALTORS and workgroup members.

House Bill 1409 (HB 1409) Discussion

Following a brief review of the obstacles facing HB 1409, members noted that minimal progress had been made. Given the remaining schedule for the year, the workgroup determined there was insufficient time to resolve these issues and present a finalized proposal to the full Commission before the legislative cutoff. Further deliberation on HB 1409 was deferred to next year.

Delegate Simon adjourned the meeting at 11:12 a.m.