

A bill that establishes a statewide warranty of habitability for residential rental properties in Arkansas has stalled in a House committee. The House Insurance and Commerce committee failed to pass the bill by a slim margin on Monday, coming up one vote short of the 11 needed to pass.

A previous version of the bill set up to create standards of habitability that does not interfere with the “health and safety” of the tenant. However, the legislation went under several changes in an amended version of the bill. Under the amended legislation, all mentions of health and safety are removed, and instead the renter must provide properties that are fit “for the use consistent with the rental agreement.”

The amended legislation makes multiple other changes to the original bill. Rep. Jimmy Gazaway said he tried to listen to everyone’s input on the bill when amending it.

**Habitability CC1 : “...good legislation”**  
**“I did what I felt like I could to get input from all of the interested stakeholders. I don’t think this is something that makes everybody happy. In fact, I’m pretty sure it doesn’t make a lot of people happy, but sometimes that means you have good legislation.”**

The committee will re-vote on the legislation.