

SENATE FILE NO. SF0143

Rental housing task force.

Sponsored by: Senator(s) Sessions, Job, Mockler and Vasey  
and Representative(s) Alden, Davison and  
White

A BILL

for

1 AN ACT relating to rental housing; creating a joint  
2 legislative-executive task force to review issues related  
3 to availability and affordability of rental housing and  
4 landlord-tenant issues as specified; specifying membership  
5 and duties of the task force; specifying scope of the  
6 review; requiring a report; providing appropriations; and  
7 providing for an effective date.

8

9 *Be It Enacted by the Legislature of the State of Wyoming:*

10

11 **Section 1.**

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13 (a) There is created a rental housing task force  
14 consisting of:

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16 (i) The members of the real estate commission;

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2 (ii) Two (2) members of the senate appointed by  
3 the president from different areas of the state, with one  
4 (1) member from the majority party and one (1) member from  
5 the minority party;

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7 (iii) Two (2) members of the house of  
8 representatives appointed by the speaker from different  
9 areas of the state, with one (1) member from the majority  
10 party and one (1) member from the minority party;

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12 (iv) Two (2) rental property owners from  
13 different parts of the state, appointed by the governor;

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15 (v) Two (2) tenants from different parts of the  
16 state, referred by the Wyoming office of the United States  
17 department of housing and urban development and appointed  
18 by the governor.

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20 (b) Members of the task force shall select a chairman  
21 and a vice chairman.

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23 (c) The task force shall meet at the call of the  
24 chairman and shall convene its first meeting no later than

1 May 1, 2007. The task force shall review and evaluate  
2 issues related to the status of the rental housing market  
3 in Wyoming, including but not limited to:

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5 (i) An assessment of the current availability  
6 and affordability of rental housing in the various regions  
7 of the state;

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9 (ii) An assessment of the need for additional  
10 rental housing in the various regions of the state;

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12 (iii) An evaluation of construction costs and  
13 the availability of construction contractors in those areas  
14 found to have a shortage of rental housing, as a potential  
15 barrier to the construction of new rental housing;

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17 (iv) Identification of other factors, by region  
18 if not applicable statewide, that operate as barriers to  
19 the construction of new rental housing;

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21 (v) An examination of recurrent landlord-tenant  
22 issues, including but not limited to:

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24 (A) Health and safety concerns;

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2 (B) Content, compliance and abuses in the  
3 lease agreement;

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5 (C) Accessibility of the courts in  
6 resolving common landlord-tenant disputes;

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8 (D) Landlord and tenant liability issues  
9 that may be resolved by legislation.

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11 (d) The task force shall issue a final report to the  
12 joint judiciary interim committee, with any recommended  
13 legislation, no later than November 1, 2007.

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15 (e) The task force shall be staffed by the department  
16 of administration and information. The task force may  
17 contract for administrative and research services to aid in  
18 preparation of the task force report.

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20 (f) The task force shall exist until March 15, 2008.

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22 (g) Members of the task force shall be paid as  
23 follows:

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1           (i) Legislative members of the committee shall  
2 be paid salary, per diem and travel expenses as provided in  
3 W.S. 28-5-101 for their official duties as members of the  
4 committee;

5  
6           (ii) State employees serving on the task force  
7 shall receive no additional compensation for serving on the  
8 task force, but shall be paid as provided in W.S. 9-3-102  
9 and 9-3-103 for travel and per diem expenses incurred for  
10 their official duties as members of the task force;

11  
12           (iii) All other members of the task force shall  
13 not receive a salary but shall be paid as provided in W.S.  
14 9-3-102 and 9-3-103 for travel and per diem expenses  
15 incurred for their official duties as members of the task  
16 force.

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18           **Section 2.**

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20           (a) There is appropriated from the general fund to  
21 the department of administration and information fifty  
22 thousand dollars (\$50,000.00), effective immediately and  
23 for the balance of the fiscal biennium ending June 30,  
24 2008, for purposes of this act.

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2 (b) There is appropriated from the general fund to  
3 the legislative service office ten thousand dollars  
4 (\$10,000.00), effective immediately, to fund the salaries,  
5 per diem and travel expenses of the state legislative  
6 members of the task force pursuant to section 1 of this  
7 act.

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9 **Section 3.** This act is effective immediately upon  
10 completion of all acts necessary for a bill to become law  
11 as provided by Article 4, Section 8 of the Wyoming  
12 Constitution.

13

14

(END)