



NATIONAL LOW INCOME  
HOUSING COALITION

# **Advocating for Tenant Protections at the State and Local Level**

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# State and Local Advocacy at NLIHC



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**EMPOWER A  
MOVEMENT  
THAT WILL...**



**STRENGTHEN TENANTS' RIGHTS**



**PREVENT EVICTIONS**



**END HOMELESSNESS**

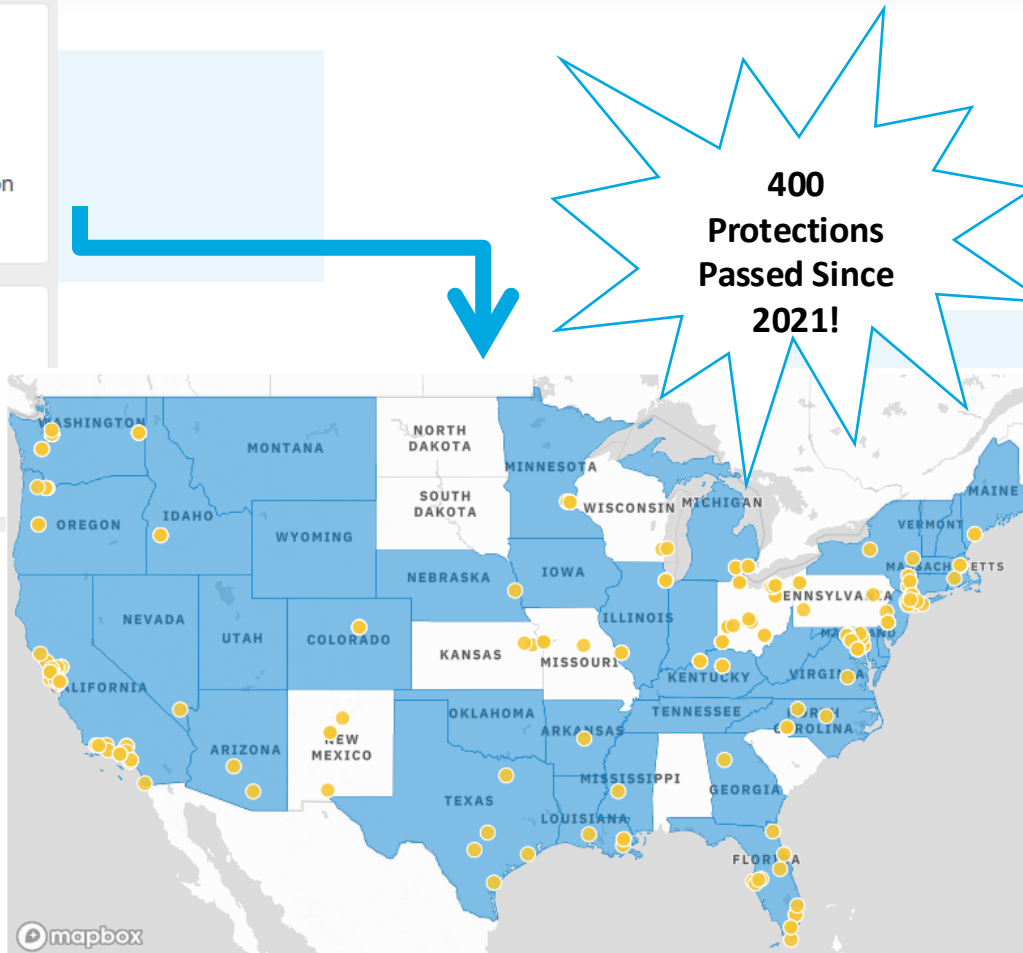
# State and Local Tenant Protections Passed Since 2021

**52**

States have passed tenant  
protections (including Washington  
DC and Puerto Rico)

**225**

Localities have passed tenant  
protections



**400**  
Protections  
Passed Since  
2021!

Types of Protections Tracked:

- Rent Stabilization
- “Just Cause” Eviction Standards
- Right to Counsel
- Eviction Record Sealing and Expungement
- Source-of-Income Anti-Discrimination Policies
- Pay-to-Stay
- Right of First Refusal
- Rental Registries
- Code Enforcement Procedures/Habitability Standards
- Changes to Notice Periods/Summons Processes

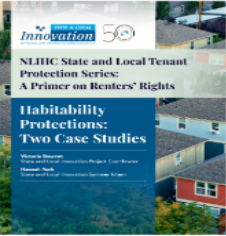
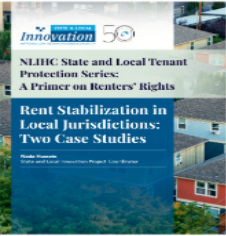
# Resources



State	Jurisdiction	Implementing Authority	Number
Arizona		Legislation	House Bill 2357
Arizona		Legislation	House Bill 2538
Arizona		Legislation	Senate Bill 1379
California		Legislation	Assembly Bill 282
Colorado		Legislation	House Bill 1240
Colorado		Legislation	House Bill 1168
Connecticut		Legislation	House Bill 6339
Connecticut		Legislation	House Bill 6348
Connecticut		Legislation	Senate Bill 988
Connecticut		Legislation	Senate Bill 995
Connecticut		Legislation	Senate Bill 1302
Connecticut		Legislation	Senate Bill 997
District of Colu		Legislation	Council Bill 260070
Florida		Legislation	House Bill 0043
Florida		Legislation	Senate Bill 362
Hawai'i		Legislation	Senate Bill 154
Hawai'i		Legislation	Senate Bill 155
Hawai'i		Legislation	Senate Bill 153
Hawai'i		Legislation	House Bill 463

State and Local Legislative Tracker

## Digital repository of briefs, reports, and factsheets

Resources	Description
	Nationwide, over 6 million families live in housing with serious health and safety hazards, including holes in walls and windows, broken heating and plumbing, pest infestations, falling plaster, mold, missing smoke detectors, crumbling foundations, leaking roofs, and more. Currently, a patchwork of federal, state, and local laws and regulations establish a minimum set of quality standards for rental housing. This <a href="#">publication</a> explores habitability protection measures passed recently in two jurisdictions: New Orleans, Louisiana and Cincinnati, Ohio.
	To support renters amid rapidly rising rents, lawmakers in some states and local jurisdictions have sought to pass “rent stabilization” laws. Known also as “anti-rent gouging” laws, rent stabilization laws place limits on the amount that a landlord or property owner can raise rents within a certain time frame. The intent of rent stabilization laws is to ensure that tenants are not displaced from their homes due to increasing rental costs. This <a href="#">publication</a> explores rent stabilization laws passed recently in two jurisdictions: Prince George’s County, Maryland and Portland, Oregon.

## Webinar series on tenant protections

### Strengthening Renters' Rights: A Primer on State and Local Tenant Protections Webinar Series

**Description** Register today for NLIHC’s webinar series, “Strengthening Renters’ Rights: A Primer on State and Local Tenant Protections.” Attendees will have the opportunity to hear from a broad range of speakers, including tenant advocates and legal service providers who will share specific campaigns, resources, and efforts to advance state and local tenant protections.

**Date & Time** Apr 16, 2025 02:00 PM  
Jun 11, 2025 02:00 PM

Time shows in [Eastern Time \(US and Canada\)](#)

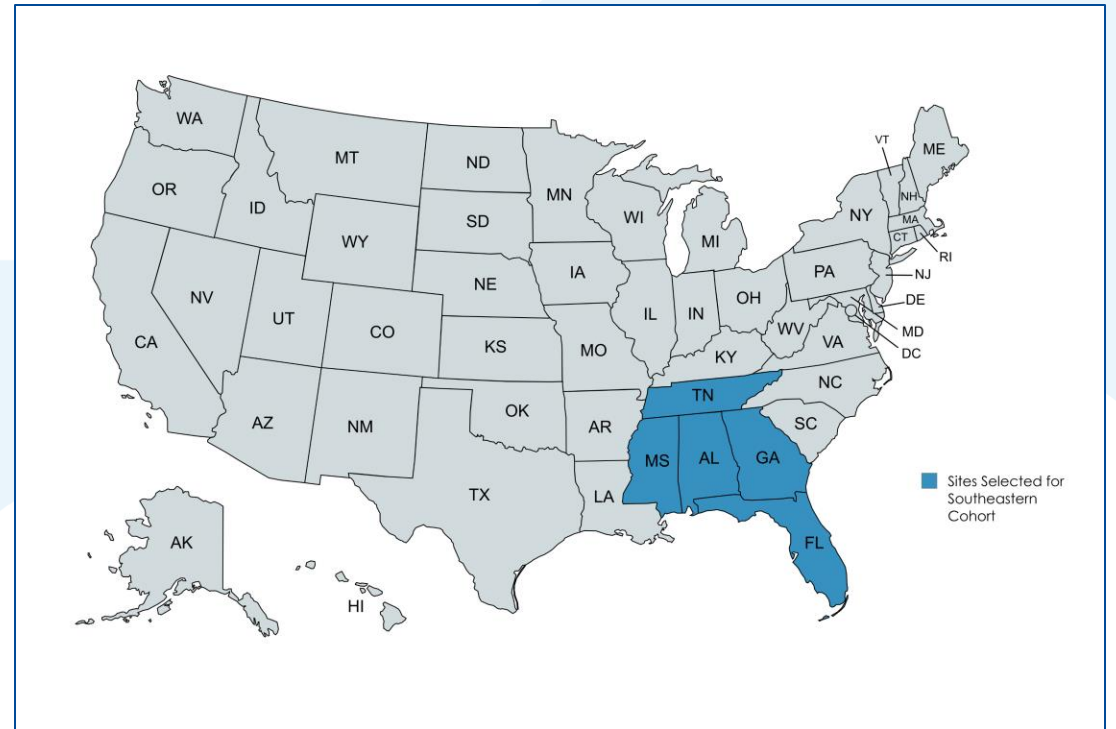


# Southeastern Tenant Protections Grant



## OUR GOAL:

Support planning and advocacy efforts undertaken by partner teams in the Southeast to expand the number of tenant protections available to renters that will safeguard against the threat of eviction and housing instability.



**Location of 2024 – 2025 Southeastern Tenant Protection Grantees**

# How Do We Achieve This Goal?



Provide **capacity** and **support** to state and local partners in developing a **community-based advocacy strategy**, **engaging tenant leaders**, **conducting on-the-ground partnership development**, **outreach and education to elected officials and other stakeholders**, and **policy reform and systems change work** to support the advancement of tenant protections and rectify the long-standing power imbalance that exists between landlords and tenants.

# Project Overview: Alabama



- **Organizational Lead:** Low Income Housing Coalition of Alabama
- **Team:** Fair Housing Center of North Alabama, Legal Services Alabama
- **Project:** The project aims to establish a tenant-led organization in Alabama to advocate for stronger tenant protections. They will recruit and train tenant leaders, develop a coalition strategy, and engage in community-based advocacy. The project will also involve outreach to elected officials and stakeholders, and the publication of a white paper on existing tenant protections and gaps in the law.



JUSTICE FAIRNESS HOPE  
**Legal Services  
Alabama**





# Project Overview: Florida



- **Organizational Lead:** Community Justice Project
- **Team:** Miami Workers Center, Florida Rising Together, Florida Housing Coalition
- **Project:** In order to fight back against a state preemption passed in 2023, the Community Justice Project (CJP), Miami Workers Center (MWC), Florida Rising Together (FRT) and the Florida Housing Coalition (FHC) will work together to shine a light on tenant-led solutions to the housing crisis, identify and educate policymakers and administrators on opportunities to advance local policy - despite preemption, and shift the narrative at the state level to advance right to counsel policies that protect tenants in the long-term to ensure that marginalized renters, particularly Black and Latine women-headed households, are protected.





# Project Overview: Georgia



- **Organizational Lead:** Georgia Advancing Communities Together, Inc.
- **Team:** SOWEGA Rising, Inc., Housing Justice League, Georgia Appleseed
- **Project:** The project aims to enact strong tenant protections through legislative advocacy, education to renters and other stakeholders, and advocate for sustained emergency rental assistance programs. By collaborating with local governments, tenant leaders, and community organizations, the team seeks to implement equitable housing solutions that will significantly reduce eviction rates and support low-income and BIPOC renters through tenant engagement workshops.



# Project Overview: Mississippi



- **Organizational Lead:** Mississippi Center for Justice
- **Team:** Mississippi Housing Partnership, National Association of Social Workers – Mississippi Chapter
- **Project:** The Mississippi Cohort plans to advocate for additional time before an eviction is filed in Justice Court. While advocating for these protections, the Cohort also plans to train Mississippi Justice Court judges on the current law to strike a more equal balance between renters and landlords in Justice Court, even if the renter is pro se during the hearing. Furthermore, the Cohort plans to provide education to Mississippi renters about the current Mississippi Landlord Tenant Law and education about their rights, including how to develop leadership skills.



# Project Overview: Tennessee



- **Organizational Lead:** Statewide Organizing for Community eMpowerment
- **Team:** Tennessee Renters United, Open Table Nashville, Greater Memphis Housing Justice Project, Memphis Tenants Union
- **Project:** For this project, the team is focused on three primary goals: 1) hold a Housing Day on the Hill in Nashville during the 2025 Legislative Session that advances a statewide policy platform, develops cross-county relationships, and raises the team's platform in the public eye; 2) hold a series of regional and/or statewide tenant organizing workshops in the summer of 2025; and 3) prepare members for the 2026 legislative session.



**SHOWING UP FOR  
RACIAL JUSTICE**



# Questions? Email Me!



Please reach out to Nada Hussein, State and  
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