



SENATE MOTION

MR. PRESIDENT:

I move that Engrossed House Bill 1210 be amended to read as follows:

- 1 Page 259, between lines 17 and 18, begin a new paragraph and
2 insert:
3 "SECTION 222. IC 32-31-13 IS ADDED TO THE INDIANA
4 CODE AS A **NEW** CHAPTER TO READ AS FOLLOWS
5 [EFFECTIVE JULY 1, 2026]:
6 **Chapter 13. Landlord's Required Nexus**
7 **Sec. 1. This chapter applies to an agreement executed after June**
8 **30, 2026.**
9 **Sec. 2. As used in this chapter, "landlord" has the meaning set**
10 **forth in IC 32-31-3-3. The term does not include an individual.**
11 **Sec. 3. (a) After June 30, 2026, a landlord may not lease a**
12 **property in Indiana unless one (1) or more of the following apply:**
13 **(1) The landlord is authorized to do business in Indiana.**
14 **(2) The landlord maintains:**
15 **(A) a residence; or**
16 **(B) an office at one (1) or more physical locations in**
17 **Indiana.**
18 **(3) The landlord appoints an Indiana licensed real estate**
19 **broker or broker company to manage the rental property.**
20 **(4) The landlord owns five (5) or less properties in Indiana.**
21 **(b) The attorney general may bring a civil action against the**
22 **landlord for each violation to seek the following:**
23 **(1) An order imposing a civil penalty of not more than ten**
24 **thousand dollars (\$10,000) for each violation.**
25 **(2) Injunctive relief.**
26 **(3) Reasonable attorney's fees and enforcement cost of the**
27 **investigation and prosecution.**
28 **A civil penalty imposed under this section shall be paid to the state**

- 1 **general fund."**
- 2 Renumber all SECTIONS consecutively.
 (Reference is to EHB 1210 as printed February 18, 2026.)

Senator QADDOURA