

# PROPOSED AMENDMENT

## HB 1210 # 93

### DIGEST

Rental property. Amends provisions regarding enforcement of regulations regarding rental property. Removes the similar amending provision in AM121091.

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- 1           In AM121091, page 120, delete lines 28 through 36.
- 2           Page 162, delete lines 12 through 27, begin a new paragraph and
- 3 insert:
- 4           "SECTION 144. IC 36-1-20-3.6 IS ADDED TO THE INDIANA
- 5 CODE AS A NEW SECTION TO READ AS FOLLOWS
- 6 [EFFECTIVE JULY 1, 2026]: **Sec. 3.6. (a) A unit may not adopt or**
- 7 **enforce an ordinance, resolution, regulation, policy, or rule after**
- 8 **December 31, 2025, that:**
- 9           **(1) prohibits or restricts an owner of a privately owned**
- 10 **residential property from using the property as a rental**
- 11 **property; or**
- 12           **(2) has the effect of prohibiting or restricting the use of**
- 13 **property as a rental property.**
- 14           **(b) A unit that has adopted an ordinance, resolution, regulation,**
- 15 **policy, or rule before January 1, 2026, that prohibits or restricts an**
- 16 **owner of a privately owned residential property from using the**
- 17 **property as a rental property, or has the effect of prohibiting or**
- 18 **restricting the use of the property as a rental property:**
- 19           **(1) may not limit less than ten percent (10%) of the owners of**
- 20 **a privately owned residential property in a subdivision of ten**
- 21 **or more single-family homes or town homes, from using the**
- 22 **property as a rental property; or**
- 23           **(2) have the effect of limiting the use of more than ten percent**
- 24 **(10%) of the property in a subdivision of ten or more**
- 25 **single-family homes or town homes, as a rental property.**
- 26           **(c) This section does not prohibit a unit from enforcing any:**
- 27           **(1) generally applicable health and safety regulations;**

- 1           **(2) building codes, fire codes, or reasonable occupancy**
- 2           **standards; or**
- 3           **(3) registration or inspection requirements set forth in this**
- 4           **chapter, provided the requirements do not operate to impose**
- 5           **a cap or limit described in subsection (a)."**

6           Renumber all SECTIONS consecutively.

          (Reference is to AM121091 and HB 1210 as reprinted January 30,  
2026.)