



January 9, 2026

SENATE BILL No. 104

DIGEST OF SB 104 (Updated January 8, 2026 2:43 pm - DI 140)

Citations Affected: IC 32-31.

Synopsis: Landlord nexus. Provides that, after June 30, 2026, a landlord may not lease a property in Indiana unless the landlord: (1) is authorized to do business in Indiana; (2) maintains a residence or an office at one or more physical locations in Indiana; (3) appoints an Indiana licensed real estate broker or broker company to manage the rental property; or (4) owns five or less properties in Indiana. Allows the attorney general to take enforcement action if a landlord improperly leases a property.

Effective: July 1, 2026.

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December 9, 2025, read first time and referred to Committee on Rules and Legislative Procedure.
January 8, 2026, amended; reassigned to Committee on Local Government.

SB 104—LS 6255/DI 13



January 9, 2026

Second Regular Session of the 124th General Assembly (2026)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2025 Regular Session of the General Assembly.

SENATE BILL No. 104

A BILL FOR AN ACT to amend the Indiana Code concerning property.

Be it enacted by the General Assembly of the State of Indiana:

1 SECTION 1. IC 32-31-13 IS ADDED TO THE INDIANA CODE
2 AS A **NEW** CHAPTER TO READ AS FOLLOWS [EFFECTIVE
3 JULY 1, 2026]:

4 **Chapter 13. Landlord's Required Nexus**

5 **Sec. 1. This chapter applies to an agreement executed after June**
6 **30, 2026.**

7 **Sec. 2. As used in this chapter, "landlord" has the meaning set**
8 **forth in IC 32-31-3-3. The term does not include an individual.**

9 **Sec. 3. After June 30, 2026, a landlord may not lease a property**
10 **in Indiana unless one (1) or more of the following apply:**

11 **(1) The landlord is authorized to do business in Indiana.**

12 **(2) The landlord maintains:**

13 **(A) a residence; or**

14 **(B) an office at one (1) or more physical locations in**
15 **Indiana.**

16 **(3) The landlord appoints an Indiana licensed real estate**
17 **broker or broker company to manage the rental property.**

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1 (4) The landlord owns five (5) or less properties in Indiana.

2 Sec. 4. (a) If the attorney general suspects that a landlord is
3 leasing a property in violation of section 3 of this chapter, the
4 attorney general shall send the landlord a notice of violation. The
5 notice must require the landlord to correct the violation and
6 provide proof of the correction within forty-five (45) days.

7 (b) If a landlord does not correct a violation described in a
8 notice sent under subsection (a), the attorney general may bring a
9 civil action against the landlord for each violation that was not
10 corrected to seek the following:

11 (1) An order imposing a civil penalty of not more than ten
12 thousand dollars (\$10,000) for each violation.

13 (2) Injunctive relief.

14 (3) Reasonable attorney's fees and enforcement cost of the
15 investigation and prosecution.

16 A civil penalty imposed under this section shall be paid to the state
17 general fund.



COMMITTEE REPORT

Mr. President: The Senate Committee on Rules and Legislative Procedure, to which was referred Senate Bill No. 104, has had the same under consideration and begs leave to report the same back to the Senate with the recommendation that said bill be AMENDED as follows:

Delete the title and insert the following:

A BILL FOR AN ACT to amend the Indiana Code concerning property.

Delete everything after the enacting clause and insert the following:

(SEE TEXT OF BILL)

and when so amended that said bill be reassigned to the Senate Committee on Local Government.

(Reference is to SB 104 as introduced.)

BRAY, Chairperson

