

LEGISLATIVE SERVICES AGENCY
OFFICE OF FISCAL AND MANAGEMENT ANALYSIS
FISCAL IMPACT STATEMENT

LS 6255

BILL NUMBER: SB 104

NOTE PREPARED: Jan 8, 2026

BILL AMENDED: Jan 8, 2026

SUBJECT: Landlord Nexus.

FIRST AUTHOR: Sen. Qaddoura

BILL STATUS: CR Adopted - 1st House

FIRST SPONSOR:

FUNDS AFFECTED: **GENERAL**
 DEDICATED
 FEDERAL

IMPACT: State & Local

Summary of Legislation: This bill 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.

The bill also allows the Attorney General to take enforcement action if a landlord improperly leases a property.

Effective Date: July 1, 2026.

Explanation of State Expenditures: The Attorney General can implement the bill's provision with current resources.

Explanation of State Revenues: This bill states that the Attorney General may bring a civil action against a landlord that did not correct a violation described in the bill. The Attorney General may seek an order imposing a civil penalty of not more than \$10,000 for each violation, injunctive relief, and reasonable attorney's fees and enforcement cost of the investigation and prosecution.

If additional civil cases occur and court fees are collected, revenue to the state General Fund will increase. The total revenue per case would range between \$100 and \$122. The amount deposited will vary depending on whether the case is filed in a court of record or a municipal court. The following linked document describes the fees and distribution of the revenue: [Court fees imposed in civil, probate, and small claims cases.](#)

Explanation of Local Expenditures:

Explanation of Local Revenues: If additional cases occur, revenue will be collected by certain local units. If the case is filed in a court of record, the county will receive \$32 and qualifying municipalities will receive a share of \$3. If the case is filed in a municipal court, the county receives \$20, and the municipality will receive \$37. The following linked document describes the fees and distribution of the revenue: [Court fees imposed in civil, probate, and small claims cases.](#)

State Agencies Affected: Office of the Attorney General.

Local Agencies Affected: Trial courts, city and town courts.

Information Sources: Indiana Supreme Court, Indiana Trial Court Fee Manual.

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