

What is the difference between H.4356/HOMES Act and H.4138/Bond Bill?

Tenants may petition to seal an eviction record:	H.4356 HOMES Act	H.4138 Bond Bill
After winning a case	Yes – immediately after case ends	No
After a case is dismissed	Yes – immediately after case ends	No
In a no-fault eviction case	Yes – immediately after case ends	Yes – immediately after case ends
In a non-payment case where tenant <u>paid</u> amount owed	As soon as amount is satisfied (paid)	After 3 years with no eviction for any reason during the 3 years
In a non-payment case where tenant has <u>not paid</u> the amount owed because of a financial hardship	3 years after case ends with no nonpayment eviction during the 3 years (<i>debt is not forgiven</i>)	No
In a fault-eviction case	5 years after case ends with no fault eviction during the 5 years	7 years after case ends with no eviction <u>of any kind</u> in the previous 3 years
Courts have the authority to waive requirements in the interest of justice and public safety, for example, shorten wait periods in cases involving domestic violence	Yes for all types of evictions	Yes but only for fault cases and non-payment cases where judgment is paid