

# Health Impact of HB 1166

## × No consideration of the impact on health

The link between housing and health is well-documented. Individuals who live in substandard housing are more likely to be exposed to hazards that contribute to poor health, such as mold, pests, carbon monoxide exposure, trip and fall hazards, and fire risks. These hazards are linked to increased chronic disease, injuries, and diminished mental health. **House Bill 1166 does NOT address many of the hazards found in substandard housing that contribute to poor health.**

## × Standards out of balance

HB 1166 only guarantees very basic standards (a “functioning roof and building envelope”, plumbing, sanitary sewer, electricity, heating and cooling) if they were in place or working properly at the beginning of a lease or installation. This may incentivize some landlords not to ensure proper maintenance or disclose problems.

House Bill 1166’s basic standards do not apply in the event a natural disaster damages the structure.

The only recourse a renter has in HB1166 is to terminate the lease if the landlord has not made repairs in thirty days. The proposed legislation does not make progress towards balancing Arkansas’ landlord tenant laws.

## × No accountability

Not all stakeholders were at the table when HB1166 was written. Renters, community organizations, the public health community, advocates for criminal justice reform and other sectors should have been represented.

**Renters make up approximately 40% of Arkansas’ population and should have a voice when policy decisions are being made.**

The Uniform Residential Landlord Tenant Act (URLTA) outlines landlord and tenant rights and responsibilities that were designed to be complementary. Arkansas should instead consider adopting URLTA, which would help address the current power imbalance between landlords and tenants. **A healthy rental situation is created when landlords and tenants work together and both have rights and responsibilities.**

**RENTERS IN  
ARKANSAS  
DESERVE SAFE  
HEALTHY HOMES**

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