



2025 MULTI-FAMILY HOUSING LEGISLATION INSIGHTS REPORT

Expanding Financial Opportunities Through Rent Payment Reporting

A Look at California AB 2747, Missouri HB 938, and the National Trend Toward Financial Inclusion



Executive Summary

On-time rent payment reporting – the practice of reporting rent payments to credit bureaus – has emerged as a powerful tool for promoting financial inclusion and improving credit accessibility. Recognizing its potential, California enacted Assembly Bill 2747, added as Section 1954.07 of the California Civil Code, to require property managers to offer rent payment reporting as a means of empowering residents and fostering financial equity. Missouri followed suit with House Bill 938, which, if passed, would introduce similar requirements to expand credit-building opportunities for renters.

These legislative efforts mark a significant shift in housing policy, ensuring that responsible rent payments contribute to credit histories just as mortgage payments do. By enabling millions of renters to establish or strengthen their credit profiles, these laws create new financial opportunities, facilitating access to better loan terms, housing options, and economic mobility. With additional states expected to adopt similar policies, on-time rent payment reporting is poised to become a nationwide standard, reshaping the financial landscape for renters and property managers alike.

Legislation	Summary	Geographic Scope
AB 2747: Rent Payment Reporting	The law, built on the foundation of Senate Bill 1157, requires landlords and property managers to offer residents the option to report positive rent payments to the major credit bureaus.	California
HB 938: Rent Payment Reporting	Similar to the California legislation, this bill requires landlords and property managers to offer residents the option to report on-time rent payments to the major credit bureaus.	Missouri, if passed by the legislature

INTRODUCTION

A Letter from IDIQ Senior Vice President Multi-Family Channel Nikki Boehle

Millions of renters lack a crucial tool for building credit – the ability to have their on-time rent payments reported to credit bureaus. While homeowners benefit from mortgage payments contributing to their credit scores, renters – who often spend a significant portion of their income on housing – have been excluded from this financial advantage. California’s AB 2747 and Missouri’s HB 938 aim to change this by requiring property managers to offer rent payment reporting, helping residents build credit and gain greater financial stability.

These laws benefit more than just renters. Landlords and property managers can incentivize on-time payments, improving rent collection and resident retention. Credit bureaus will have access to a more complete financial picture, and financial institutions can confidently expand lending opportunities to responsible renters, helping them qualify for better loan terms and housing options.

As more states consider similar legislation, rent payment reporting is becoming a national movement for financial inclusion. We invite you to explore this analysis and join us in supporting policies that empower renters and strengthen financial equity nationwide.

Sincerely,



Senior Vice President Multi-Family Channel | IDIQ



Expanding Financial Opportunities

BRIDGING THE CREDIT GAP

Renters want rent payment reporting because it allows them to build credit and access better financial opportunities, just like homeowners who benefit from mortgage reporting. For many, especially in historically underserved communities, a strong credit history is essential for securing loans, housing, and economic mobility. New legislation is focused on making rent payment reporting more accessible for greater financial inclusion.



INSIGHTS FROM RENTERS ON CREDIT & RENT REPORTING

80%

of renters stated they want their **on-time rent payments** to be factored into their credit score.

95%

of renters want **access to resources** to help them build and manage their credit scores.

75%

of renters stated that having **rent payment reporting services** available would factor in their decision on choosing a rental property.

Source: IDIQ Study

KEY LEGISLATION

AB 2747 – Rent Payment Reporting


This law requires landlords and property management companies with 15+ unit properties in California to offer rent payment reporting to credit bureaus, helping residents build and improve credit.

EFFECTIVE DATES

- Law in effect – **Jan. 1, 2025**
- Existing leases compliance deadline – **April 1, 2025**

INDUSTRIES IMPACTED

- Multi-family housing
- Property management
- Financial services
- Credit bureaus

 [Click here](#) to learn more about this.

KEY LEGISLATION

HB 938 – Rent Payment Reporting


The Missouri House Bill 938 (HB 938) is a legislative effort designed to promote financial inclusion by requiring landlords to report on-time rent payments to credit bureaus. The bill recognizes rent as a critical financial obligation and leverages it to help residents build stronger credit profiles.

EFFECTIVE DATES

- Bill introduced – **Jan. 16 & 21, 2025**
- The proposed effective date (if passed) – **Aug. 28, 2025**
- The law would apply to new leases (if passed) – **Feb. 1, 2026**

INDUSTRIES IMPACTED

- Multi-family housing
- Property management
- Financial services
- Credit bureaus

 [Click here](#) to learn more about this.

Everyone Benefits from On-Time Rent Payment Reporting

Not only do residents benefit from rent payment reporting, but so do landlords and property managers, credit bureaus, and financial institutions.



LANDLORDS AND PROPERTY MANAGERS

Reporting on-time rent payments promotes responsible tenant behavior and enhances property management.

- Encourages on-time payments
- Attracts responsible tenants
- Strengthens tenant relationships
- Reduces delinquencies and defaults



CREDIT BUREAUS

Credit bureaus benefit from rent payment reporting by broadening the range of credit data and increasing the accuracy of credit scoring models.

- Broader credit data coverage
- Enhanced predictive accuracy
- Financial inclusion
- Business opportunities to grow revenue streams

Source: Urban Institute



FINANCIAL INSTITUTIONS

Rent payment reporting enhances credit risk assessment and promotes financial inclusion.

- Improved credit risk assessment
- Expanding lending opportunities
- Enhanced portfolio performance
- Competitive advantage
- Long-term relationship building

SOLUTION

The Role of Third-Party Data Aggregators in This New Legislation

As a leading third-party data aggregator, IDIQ provides a seamless solution for landlords and property managers to comply with new rent payment reporting laws. Our platform acts as a data furnisher, streamlining the process by:

- Credentialing consumers and property managers
- Automating rent reporting via bank accounts, property management software, or rent payment platforms
- Assuming the responsibilities of a furnisher under the Fair Credit Reporting Act

IDIQ bridges the gap between rental data and credit bureaus while streamlining the process and ensuring accurate, reliable reporting.

CONCLUSION

About IDIQ

IDIQ is a financial intelligence company that unlocks action to secure and strengthen people's long-term financial health – starting today.

We make it easy for businesses to comply with evolving regulations while protecting consumer trust. Our solutions simplify data collection, reporting, and compliance management, helping businesses quickly and confidently adapt. With IDIQ, you can turn regulatory changes into opportunities to grow and succeed.

5,000,000+ Members Protected

Our Suite of Solutions:

- Credit Reports, Scores & Credit Monitoring
- Score Tracking & Simulations
- Credit-Building Tools
- Financial Wellness
- Identity Theft Protection
- Dark Web & Internet Monitoring
- Data Breach Recovery & More

30,000+ Strategic Partners

Partnership Benefits Include:

- Tailored Solutions With Dedicated Partner Support
- Proven Industry Expertise & Track Record
- Innovative Solutions to Drive Market Differentiation
- Access to Exclusive Data-Driven Insights
- Relationships With All Three Major Credit Bureaus
- Client-Facing Educational Resources & Content
- Partner Portal for Tracking Enrollments & Revenue

Not an IDIQ Partner Yet?

Learn more about partnering with IDIQ to provide innovative financial solutions to your clients.

➔ [Click here](#) or scan the QR code to learn more!





Financial Intelligence for
Everyday Action.