

Subject Residential lease termination; death or infirmity

Authors Lee K.

Analyst Mary Davis

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Overview

This bill provides new notice periods and requirements for the termination of a lease for a deceased tenant and for a tenant who terminates their lease due to a medical issue.

Summary

Section	Description
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| 1 | <p>Termination of lease.</p> <p>Clarifies that the existing law on termination of leases for a deceased tenant would apply to residential leases signed before July 1, 2026.</p> |
| 2 | <p>Termination of lease after July 1, 2026; notice.</p> <p>Provides the laws on how to terminate a lease after the death of a tenant for leases signed on or after July 1, 2026. Provides that notice is effective no sooner than the last day of the month the notice is provided, and that the tenant's estate is still responsible for any rent owed prior to the termination and for any damages to the rental unit.</p> |
| 3 | <p>Termination of lease upon infirmity of tenant.</p> <p>Provides that the requirement to terminate a tenant's lease when they need an accessible unit doesn't apply when the landlord can provide an accessible unit at the same rate and within one month of the request.</p> <p>This section would be applicable to all leases on August 1, 2026.</p> |
| 4 | <p>Notice.</p> <p>Shortens the notice period for a tenant who needs to terminate their residential lease due to a medical issue as allowed by statute.</p> <p>This section would apply to all leases on August 1, 2026.</p> |



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