

1.1 moves to amend H.F. No. 3891 as follows:

1.2 Delete everything after the enacting clause and insert:

1.3 "Section 1. Minnesota Statutes 2024, section 504B.265, subdivision 1, is amended to read:

1.4 Subdivision 1. **Termination of lease.** For a residential lease signed before July 1, 2026,
1.5 any party to a lease of residential premises other than a lease at will may terminate the lease
1.6 prior to its expiration date in the manner provided in subdivision 2 upon the death of the
1.7 tenant or, if there is more than one tenant, upon the death of all tenants.

1.8 **EFFECTIVE DATE.** This section is effective on July 1, 2026, and applies to a lease
1.9 signed before, on, or after that date.

1.10 Sec. 2. Minnesota Statutes 2024, section 504B.265, is amended by adding a subdivision
1.11 to read:

1.12 Subd. 2a. **Termination of lease after July 1, 2026; notice.** (a) For a residential lease
1.13 signed on or after July 1, 2026, a surviving tenant, or all surviving tenants, may terminate
1.14 the lease in the manner provided in this subdivision upon the death of the tenant to be
1.15 effective on the last day of the calendar month if the notice is provided on or before the
1.16 15th day of the month, or effective on the last day of the next calendar month if the notice
1.17 is provided after the 15th day of the month. If there is more than one surviving tenant, all
1.18 tenants must agree to terminate the lease. Nothing in this section requires a surviving tenant
1.19 to terminate their lease.

1.20 (b) For a residential lease signed on or after July 1, 2026, the authorized representative
1.21 of the tenant's estate, may terminate the lease upon written notice to the landlord if there
1.22 are no other surviving tenants on the lease, to be effective on the last day of the calendar
1.23 month if the notice is provided before the 15th day of the month, or effective on the last
1.24 day of the following calendar month if the notice is provided after the 15th day of the month.

2.1 If there is a surviving tenant, the authorized representative cannot terminate the lease unless
2.2 the surviving tenant, or all tenants if there are more than one, also agree to terminate the
2.3 lease as provided in this section.

2.4 (c) A notice provided under this section shall be hand delivered or mailed by postage
2.5 prepaid, first class United States mail to the landlord. The termination of a lease under this
2.6 section shall not relieve the surviving tenant or the tenant's estate from liability either for
2.7 the payment of rent or other sums owed prior to or during the notice period, or for the
2.8 payment of amounts necessary to restore the premises to their condition at the commencement
2.9 of the tenancy, ordinary wear and tear excepted.

2.10 **EFFECTIVE DATE.** This section is effective on July 1, 2026, and applies to a lease
2.11 signed before, on, or after that date.

2.12 Sec. 3. Minnesota Statutes 2024, section 504B.266, subdivision 2, is amended to read:

2.13 Subd. 2. **Termination of lease upon infirmity of tenant.** (a) A tenant or the authorized
2.14 representative of the tenant may terminate the lease prior to the expiration of the lease in
2.15 the manner provided in subdivision 3 if the tenant has or, if there is more than one tenant,
2.16 one of the tenants has, been found by a medical professional to need to move into a medical
2.17 care facility and:

2.18 (1) require assistance with instrumental activities of daily living or personal activities
2.19 of daily living due to medical reasons or a disability;

2.20 (2) meet one of the nursing facility level of care criteria under section 144.0724,
2.21 subdivision 11; or

2.22 (3) have a disability or functional impairment in three or more of the areas listed in
2.23 section 245.462, subdivision 11a, so that self-sufficiency is markedly reduced because of
2.24 a mental illness.

2.25 (b) When a tenant requires an accessible unit as defined in section 363A.40, subdivision
2.26 1, and the landlord can provide an accessible unit at the same rate in the same complex
2.27 where the tenant currently resides that is available within ~~two months~~ one month of the
2.28 request, then the provisions of this section do not apply and the tenant may not terminate
2.29 the lease.

2.30 **EFFECTIVE DATE.** This section is effective on August 1, 2026, and applies to leases
2.31 entered into before, on, or after that date.

3.1 Sec. 4. Minnesota Statutes 2024, section 504B.266, subdivision 3, is amended to read:

3.2 Subd. 3. **Notice.** When the conditions in subdivision 2 have been met, the tenant or the
3.3 tenant's authorized representative may terminate the lease by providing ~~at least two months'~~
3.4 written notice to be effective ~~on~~ no sooner than the last day of ~~a calendar~~ the month when
3.5 notice was provided. The notice must be either hand-delivered or mailed by postage prepaid,
3.6 first class United States mail. The notice must include: (1) a copy of the medical professional's
3.7 written documentation of the infirmity; and (2) documentation showing that the tenant has
3.8 been accepted as a resident or has a pending application at a location where the medical
3.9 professional has indicated that the tenant needs to move. The termination of a lease under
3.10 this section shall not relieve the eligible tenant from liability either for the payment of rent
3.11 or other sums owed prior to or during the notice period, or for the payment of amounts
3.12 necessary to restore the premises to their condition at the commencement of the tenancy,
3.13 ordinary wear and tear excepted.

3.14 **EFFECTIVE DATE.** This section is effective on August 1, 2026, and applies to leases
3.15 entered into before, on, or after that date."

3.16 Amend the title accordingly