

HOUSE RESEARCH

Bill Summary

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Subject: Termination of lease upon death or infirmity

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Overview

This bill changes and adds provisions to terminate a lease based on the tenants medical needs and provides provisions for the termination of the lease.

Section

- 1** **Termination of lease upon death or infirmity of tenant.** Adds a subdivision providing for specific situations when a tenant may need to end a lease when a tenant has become medically unable to live alone or it is medically necessary to move the tenant to a medical facility.
- 2** **Notice.** Requires a two month written notice to terminate a lease when it is medically necessary for the tenant to move under the specific provisions of section 1, and to provide a doctor's note verifying the eligibility of the tenant under section 1. This section does not affect the rent that is due through the end of the tenancy or how the deposit is returned to the tenant.
- 3** **Applicability.** Provides that the termination of lease due to medical need under section 1 is applicable to leases that are entered into or renewed after January 1, 2015.