

Subject Chapter 504B; lease requirements updated

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Overview

This bill adds new lease requirements to Minnesota Statutes, chapter 504B for leases.

Summary

Section	Description
1	<p>Written lease required; penalty.</p> <p>Requires leases to identify the specific unit that will be rented in a lease between a tenant and a landlord when the building has 12 or more units. A landlord that fails to follow this provision is guilty of a petty misdemeanor. This section would be effective the day following final enactment and apply to leases signed on or after that date.</p>
2	<p>Lease duration notice.</p> <p>Creates new lease requirements that require:</p> <ul style="list-style-type: none">• the date a tenant will move in and move out of a unit must be written on the first page of the lease; and• if the move in or move out date are <u>not</u> on the first or last day of the month, then the terms of the lease must indicate if the rent is prorated. <p>This section would be effective the day after final enactment and apply to leases signed on or after that date.</p>
3	<p>Time period for notice to quit or rent Increase.</p> <p>Subd. 1. Application. Provides that this section applies to residential leases only when the lease requires different periods of time for landlords and tenants to provide notice related to renewing the lease, moving out, or changing the rent.</p> <p>Subd. 2. Tenant option to choose notice period. Allows tenants to choose to use the time period the landlord has to give notice that a lease is ending or that the rent is increasing when the tenant is giving notice to move out.</p> <p>Subd. 3. Landlord notice requirements. Prohibits a landlord from giving a tenant notice that they need to move out or give the tenant a rent increase that is</p>

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4	<p>shorter than the notice the tenant has to give to the landlord letting them know they are planning to move out.</p> <p>Subd. 4. No waiver. Prohibits the provisions in subdivisions 1 through 3 from being waived by a verbal or written agreement.</p> <p>Effective date. Provides that this section applies to leases entered into on or renewed on or after August 1, 2019.</p> <p>Liability for rent; termination of tenancy. Technical and conforming changes.</p>



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