

Subject Termination of lease based on illness and disability

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Overview

Creates a procedure in statute for a tenant to terminate a lease early if the tenant is moving into certain types of medical facilities.

Summary

Section	Description
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1	Termination of lease upon infirmity of tenant.
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Allows a tenant to terminate a lease if the tenant requires assistance with daily living, meets the nursing facility care criteria, or has a disability related to mental illness, and the tenant enters a nursing home, hospice, care, a licensed boarding care facility, assisted living, adult foster care, intensive mental health residential program, or an accessible unit. This section requires the tenant to provide notice to the landlord two months in advance along with medical documentation and proof the tenant is moving. When a tenant needs an accessible unit and one can be provided in the same complex, this section would not apply.

This section is effective on January 1, 2024, and applies to leases entered into or renewed on or after that date.