

Subject Time period for notice to quit or residential rent increase

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Overview

This bill allows tenants to end their tenancies by giving notice that is consistent with what the landlord is required to provide to end the tenancy or raise the rent when the lease provides different notice periods for the tenant and the landlord.

Summary

Section	Description
1	<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 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>
2	<p>Liability for rent; termination of tenancy.</p> <p>Technical and conforming changes.</p>



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