

HOUSE RESEARCH

Bill Summary

FILE NUMBER: H.F. 2192

DATE: March 19, 2014

Version: As introduced with the H2192A2 amendment

Authors: Allen and others

Subject: Termination of lease upon death or infirmity

Analyst: Mary Mullen

This publication can be made available in alternative formats upon request. Please call 651-296-6753 (voice); or the Minnesota State Relay Service at 1-800-627-3529 (TTY) for assistance. Summaries are also available on our website at: www.house.mn/hrd/.

Overview

This bill changes and adds provisions to terminate a lease based on the tenant's 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 note from a doctor or advanced practice registered nurse 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. This section requires verification that the tenant was accepted into a facility that the doctor or advanced practice registered nurse indicated that the tenant required.
- 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.