

(b) To grant conditional school license for periods of less than one year if in the judgment of the board office correctable deficiencies exist at the time of application and when refusal to issue school license would adversely affect currently enrolled students;

(c) The board office may upon the board's its own motion, and shall upon the verified complaint in writing of any person setting forth fact which, if proved, would constitute grounds for refusal or revocation under Laws 1973, Chapter 714, investigate the actions of any applicant or any person or persons holding or claiming to hold a license or permit. However, before proceeding to a hearing on the question of whether a license or permit shall be refused, revoked or suspended for any cause enumerated in subdivision 1, the board office may grant a reasonable time to the holder of or applicant for a license or permit to correct the situation. If within such time the situation is corrected and the school is in compliance with the provisions of this chapter, no further action leading to refusal, revocation, or suspension shall be taken.

Sec. 6. MORATORIUM.

Notwithstanding any law to the contrary, until June 30, 1997, an educational institution that was licensed under Minnesota Statutes, chapter 141, on December 31, 1995, must continue to comply with the provisions of that chapter and may not use any of the exemptions available under Minnesota Statutes, section 141.35.

Sec. 7. EFFECTIVE DATE.

This act is effective the day following final enactment.

Presented to the governor March 21, 1996

Signed by the governor March 22, 1996, 10:50 a.m.

CHAPTER 367—S.F.No. 2196

An act relating to housing; permitting a mortgagee to provide a resident caretaker for a premises; authorizing entry into tenant's premises under certain circumstances; amending Minnesota Statutes 1994, section 582.031, subdivision 2; Minnesota Statutes 1995 Supplement, section 504.183, subdivision 3.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

Section 1. Minnesota Statutes 1995 Supplement, section 504.183, subdivision 3, is amended to read:

Subd. 3. **REASONABLE PURPOSE.** For purposes of subdivision 2, a reasonable business purpose includes, but is not limited to:

(1) showing the unit to prospective tenants during the notice period before the lease terminates or after the current tenant has given notice to move to the owner or owner's agent;

(2) showing the unit to a prospective buyer or to an insurance representative;

New language is indicated by underline, deletions by ~~strikeout~~.

- (3) performing maintenance work;
- (4) allowing inspections by state, county, or city officials charged in the enforcement of health, housing, building, fire prevention, or housing maintenance codes;
- (5) the tenant is causing a disturbance within the unit;
- (6) the landlord has a reasonable belief that the tenant is violating the lease within the tenant's unit;
- (7) prearranged housekeeping work in senior housing where 80 percent or more of the tenants are age 55 or older;
- (8) the landlord has a reasonable belief that the unit is being occupied by an individual without a legal right to occupy it; or
- (8) (9) the tenant has vacated the unit.

Sec. 2. Minnesota Statutes 1994, section 582.031, subdivision 2, is amended to read:

Subd. 2. **AUTHORIZED ACTIONS.** The holder of the mortgage or sheriff's certificate may take the following actions to protect the premises from waste: install or change locks on doors and windows, board windows, provide a resident caretaker, and otherwise prevent or minimize damage to the premises from the elements, vandalism, trespass, or other illegal activities. If the holder of the mortgage or sheriff's certificate installs or changes locks under this section, a key to the premises must be promptly delivered to the mortgagor or any person lawfully claiming through the mortgagor, upon request.

Presented to the governor March 21, 1996

Signed by the governor March 22, 1996, 10:56 a.m.

CHAPTER 368—S.F.No. 2267

VETOED

CHAPTER 369—H.F.No. 2256

An act relating to economic development; changing classification of the director of tourism; modifying provisions relating to business finance programs and the competitiveness task force; abolishing the main street program and the rural development board; transferring authority for certain programs; amending Minnesota Statutes 1994, sections 16B.06, subdivision 2; 116J.01, subdivisions 4 and 5; 116J.581, subdivisions 2 and 4; and 116J.980, subdivision 1; Minnesota Statutes 1995 Supplement, sections 116J.58, subdivision 1; 116J.581, subdivision 1; 116J.655; 116N.03,

New language is indicated by underline, deletions by ~~strikeout~~.