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State of Minnesota  
HOUSE OF REPRESENTATIVES

EIGHTY-EIGHTH SESSION

H. F. No. 565

02/13/2013 Authored by Abeler, Lesch and Hilstrom

The bill was read for the first time and referred to the Committee on Housing Finance and Policy

02/28/2013 Adoption of Report: Pass and re-referred to the Committee on Civil Law

1.1 A bill for an act  
1.2 relating to real property; landlord and tenant law; termination of lease upon death  
1.3 of unmarried tenant living alone; amending Minnesota Statutes 2012, section  
1.4 504B.265, subdivision 1, by adding a subdivision.

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

1.6 Section 1. Minnesota Statutes 2012, section 504B.265, subdivision 1, is amended to  
1.7 read:

1.8 Subdivision 1. **Termination of lease.** Any party to a lease of residential premises  
1.9 other than a lease at will may terminate the lease prior to its expiration date in the manner  
1.10 provided in ~~subdivision~~ subdivisions 2 and 2a upon the death of the tenant or, if there is  
1.11 more than one tenant, upon the death of all tenants.

1.12 Sec. 2. Minnesota Statutes 2012, section 504B.265, is amended by adding a  
1.13 subdivision to read:

1.14 Subd. 2a. **Unmarried tenant living alone.** In the case of an unmarried tenant under  
1.15 age 26 who is residing alone, the personal representative of the tenant's estate or the  
1.16 tenant's heirs may terminate the lease. The personal representative or heir must remove  
1.17 the belongings from the residence, return the residence to the condition it was in at the  
1.18 commencement of the tenancy, and provide written notice as specified in subdivision 2 to  
1.19 the address of the landlord. The termination is effective on the date of the written notice  
1.20 and return of the residence; however, the landlord has no obligation to return any rents  
1.21 already paid. The landlord shall return the deposit pursuant to section 504B.178 after the  
1.22 tenancy has ended if the residence has been cleaned out and returned to the same condition  
1.23 as at the commencement of the tenancy.