

H. F. No. **1399**

2.1 Subd. 4. **No waiver.** The requirements of this section may not be waived or modified
2.2 by the parties to a residential lease. Any provision, whether oral or written, of a lease or
2.3 other agreement by which any provision of this section is waived by a tenant is contrary to
2.4 public policy and void.

2.5 **EFFECTIVE DATE.** This section applies to leases entered into or renewed on or after
2.6 August 1, 2017.

2.7 Sec. 2. Minnesota Statutes 2016, section 504B.206, subdivision 3, is amended to read:

2.8 Subd. 3. **Liability for rent; termination of tenancy.** (a) A tenant who is a sole tenant
2.9 and is terminating a lease under subdivision 1 is responsible for the rent payment for the
2.10 full month in which the tenancy terminates. The tenant forfeits all claims for the return of
2.11 the security deposit under section 504B.178 and is relieved of any other contractual obligation
2.12 for payment of rent or any other charges for the remaining term of the lease, except as
2.13 provided in this section. In a sole tenancy, the tenancy terminates on the date specified in
2.14 the notice provided to the landlord as required under subdivision 1.

2.15 (b) In a tenancy with multiple tenants, one of whom is terminating the lease under
2.16 subdivision 1, any lease governing all tenants is terminated at the ~~latter~~ later of the end of
2.17 the month or the end of the rent interval in which one tenant terminates the lease under
2.18 subdivision 1. All tenants are responsible for the rent payment for the full month in which
2.19 the tenancy terminates. Upon termination, all tenants forfeit all claims for the return of the
2.20 security deposit under section 504B.178 and are relieved of any other contractual obligation
2.21 for payment of rent or any other charges for the remaining term of the lease, except as
2.22 provided in this section. Any tenant whose tenancy was terminated under this paragraph
2.23 may reapply to enter into a new lease with the landlord.

2.24 (c) This section does not affect a tenant's liability for delinquent, unpaid rent or other
2.25 amounts owed to the landlord before the lease was terminated by the tenant under this
2.26 section.