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State of Minnesota

HOUSE OF REPRESENTATIVES

NINETY-FIRST SESSION

H. F. No. **3759**

02/24/2020 Authored by Her; Hausman; Xiong, J.; Becker-Finn; Lee and others
The bill was read for the first time and referred to the Housing Finance and Policy Division

1.1 A bill for an act
1.2 relating to housing; requiring prorated rent for the last month of tenancy; prohibiting
1.3 early renewal of leases when the lease will last ten months; proposing coding for
1.4 new law in Minnesota Statutes, chapter 504B.

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

1.6 Section 1. **[504B.116] PRORATED RENT REQUIRED.**

1.7 When a lease term for a residential unit ends on a date before the last day of the final
1.8 month, the amount of rent to be paid for the final month owed for the final month of rent
1.9 must be prorated for the actual number of days the tenant is allowed to occupy the unit.
1.10 This provision applies to all leases, including leases requiring the last month of rent to be
1.11 paid in advance.

1.12 Sec. 2. **[504B.144] EARLY RENEWAL.**

1.13 When a landlord and a tenant sign a residential lease for a term that is at least ten months,
1.14 the landlord must not require the tenant to renew the lease until at least four months have
1.15 passed since the tenant occupied the unit.