

**SENATE
STATE OF MINNESOTA
NINETY-FIRST SESSION**

S.F. No. 4075

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DATE	D-PG	OFFICIAL STATUS
03/05/2020	5264	Introduction and first reading
		Referred to Judiciary and Public Safety Finance and Policy
03/12/2020	5466	Author added Rest

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.