

SENATE  
STATE OF MINNESOTA  
EIGHTY-NINTH SESSION

S.F. No. 1390

(SENATE AUTHORS: DIBBLE)

DATE	D-PG	OFFICIAL STATUS
03/05/2015	566	Introduction and first reading Referred to Judiciary
03/23/2015		Comm report: To pass as amended Second reading

A bill for an act

relating to landlord and tenant; providing for alternative notice periods of intention to quit; specifying residential landlord notice requirements for intention to quit or a rent increase; proposing coding for new law in Minnesota Statutes, chapter 504B.

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

**Section 1. [504B.146] TIME PERIOD FOR NOTICE OF INTENTION TO QUIT OR RENT INCREASE.**

**Subdivision 1. Application.** This section applies to a residential lease that provides a time period for the landlord to give notice of an intention to quit the premises or a notice of a rent increase that is different from the time period for the tenant to give the same notice.

**Subd. 2. Tenant option to choose notice period.** The tenant may give notice of an intention to quit the premises of either the time period provided in the lease for the tenant to give the notice or the time period provided in the lease for the landlord to give notice of an intention to quit or a notice of a rent increase.

**Subd. 3. Landlord notice requirements.** The landlord may not give notice of an intention to quit the premises or notice of a rent increase that is shorter than the time period the lease provides for the tenant to give notice of an intention to quit.