

**SENATE
STATE OF MINNESOTA
NINETIETH SESSION**

S.F. No. 3434

(SENATE AUTHORS: COHEN)

DATE
03/15/2018

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OFFICIAL STATUS
Introduction and first reading
Referred to Judiciary and Public Safety Finance and Policy

1.1 A bill for an act
1.2 relating to civil law; landlord and tenant; clarifying the notice requirements to
1.3 terminate tenancy at will; amending Minnesota Statutes 2016, section 504B.135.

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

1.5 Section 1. Minnesota Statutes 2016, section 504B.135, is amended to read:

1.6 **504B.135 TERMINATING TENANCY AT WILL.**

1.7 (a) A tenancy at will may be terminated by either party by giving notice in writing. The
1.8 time of the notice must be at least as long as the interval between the time rent is due or
1.9 three months, whichever is less.

1.10 (b) If a tenant neglects or refuses to pay rent due on a tenancy at will, the landlord may
1.11 terminate the tenancy by giving the tenant 14 days notice to quit in writing.

1.12 (c) If a tenant has not been required to pay rent, or if the oral or written lease terms do
1.13 not require the payment of rent, the interval between the time the rent is due is zero and the
1.14 landlord may terminate the tenancy by giving the tenant 14 days' notice to quit in writing.

1.15 **EFFECTIVE DATE.** This section is effective the day after final enactment and applies
1.16 to notices of termination provided on or after that date.