

CHAPTER 218—H.F.No.619

[Coded]

An act exempting certain persons from civil liability for treatment rendered at the scene of an emergency.

Be it enacted by the Legislature of the State of Minnesota:

Section 1. [604.05] **GOOD SAMARITAN LAW.** No person, who in good faith and in the exercise of reasonable care renders emergency care at the scene of an emergency, is liable for any civil damages as a result of acts or omissions by such person in rendering the emergency care.

For the purposes of this section, the scene of an emergency shall be those areas not within the confines of a hospital or other institution which has hospital facilities, or an office of a person licensed to practice one or more of the healing arts pursuant to Minnesota Statutes, Chapters 147, 148, 150A, or 153.

Approved May 6, 1971.

CHAPTER 219—H.F.No.1161

[Coded]

An act relating to landlords and tenants; creating certain covenants by landlords in all leases with a term of less than one year; amending Minnesota Statutes 1969, Chapter 504, by adding a section.

Be it enacted by the Legislature of the State of Minnesota:

Section 1. Minnesota Statutes 1969, Chapter 504, is amended by adding a section to read:

[504.18] **LANDLORDS AND TENANTS; COVENANTS BY LANDLORDS.** Subdivision 1. In every lease or license of residential premises, whether in writing or parol, the lessor or licensor cove-
nants:

(a) That the premises and all common areas are fit for the use intended by the parties.

(b) To keep the premises in reasonable repair during the term of the lease or license, except when the disrepair has been caused by the

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willful, malicious, or irresponsible conduct of the lessee or licensee or a person under his direction or control.

(c) To maintain the premises in compliance with the applicable health and safety laws of the state and of the local units of government where the premises are located during the term of the lease or license, except when violation of the health and safety laws has been caused by the willful, malicious, or irresponsible conduct of the lessee or licensee or a person under his direction or control.

The parties to a lease or license of residential premises may not waive or modify the covenants imposed by this section.

Subd. 2. The lessor or licensor may agree with the lessee or licensee that the lessee or licensee is to perform specified repairs or maintenance, but only if the agreement is supported by adequate consideration and set forth in a conspicuous writing. No such agreement, however, may waive the provisions of subdivision 1 of this section or relieve the lessor or licensor of the duty to maintain common areas of the premises.

Subd. 3. This section shall be liberally construed, and the opportunity to inspect the premises before concluding a lease or license shall not defeat the covenants established herein.

Subd. 4. The covenants contained herein shall be in addition to any covenants or conditions imposed by law or ordinance or by the terms of the lease or license.

Subd. 5. Nothing contained herein shall be construed to alter the liability of the lessor or licensor of residential premises for injury to third parties.

Subd. 6. The provisions of this act apply only to leases or licenses of residential premises concluded or renewed on or after June 15, 1971. For the purposes of this act estates at will shall be deemed to be renewed at the commencement of each rental period.

Approved May 6, 1971.

CHAPTER 220—H.F.No.1712

[Not Coded]

An act relating to Independent School District No. 625; terms of board members; amending Laws 1965, Chapter 705, Section 1, Subdivision 2.

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