

development or rehabilitation of homes, businesses, private foundations, or public charities.

**Sec. 3. EFFECTIVE DATE.**

This act is effective the day after compliance with Minnesota Statutes, Section 645.021, Subdivision 3, by the governing body of the city of St. Paul.

Approved June 4, 1981

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**CHAPTER 370 — H.F.No. 732**

*An act relating to agriculture; providing for continuation of certain farm tenancies on termination of life estates; proposing new law coded in Minnesota Statutes, Chapter 500.*

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

Section 1. **[500.25] RIGHTS OF FARM TENANTS ON TERMINATION OF LIFE ESTATES.**

Subdivision 1. DEFINITION. For the purposes of this section, "farm tenancy" is a tenancy involving 40 or more acres of tillable land or crop land rented for agricultural purposes.

Subd. 2. CONTINUATION OF TENANCY. Upon the death of a life tenant between March 2 and the following October 31, a farm tenancy granted by the life tenant shall continue until the earlier of the following March 1, the completion of harvest, or the expiration of the lease by its terms. If a life tenant dies between November 1 and the following March 1, the farm tenancy shall continue for the following crop year and shall terminate on the earlier of the March 1 following that crop year, the completion of harvest, or the expiration of the lease by its terms. However, if the lease is binding upon the remainderman by specific commitment of the remainderman, the lease shall terminate as provided by that commitment.

Subd. 3. RENTAL VALUE. A remainderman who is required by subdivision 2 to continue a tenancy shall be entitled to a rental amount equal to the prevailing fair market rental amount in the area. If the parties cannot agree on a rental amount, either party may petition the district court for a declaratory judgment setting the rental amount. The costs of the action shall be apportioned between the parties by the court.

**Sec. 2. EFFECTIVE DATE.**

This act is effective for leases entered into after November 1, 1982.

Approved June 4, 1981

**Changes or additions are indicated by underline, deletions by ~~strikeout~~.**