

- (3) performing maintenance work;
- (4) allowing inspections by state, county, or city officials charged in the enforcement of health, housing, building, fire prevention, or housing maintenance codes;
- (5) the tenant is causing a disturbance within the unit;
- (6) the landlord has a reasonable belief that the tenant is violating the lease within the tenant's unit;
- (7) prearranged housekeeping work in senior housing where 80 percent or more of the tenants are age 55 or older;
- (8) the landlord has a reasonable belief that the unit is being occupied by an individual without a legal right to occupy it; or
- (8) (9) the tenant has vacated the unit.

Sec. 2. Minnesota Statutes 1994, section 582.031, subdivision 2, is amended to read:

Subd. 2. **AUTHORIZED ACTIONS.** The holder of the mortgage or sheriff's certificate may take the following actions to protect the premises from waste: install or change locks on doors and windows, board windows, provide a resident caretaker, and otherwise prevent or minimize damage to the premises from the elements, vandalism, trespass, or other illegal activities. If the holder of the mortgage or sheriff's certificate installs or changes locks under this section, a key to the premises must be promptly delivered to the mortgagor or any person lawfully claiming through the mortgagor, upon request.

Presented to the governor March 21, 1996

Signed by the governor March 22, 1996, 10:56 a.m.

CHAPTER 368—S.F.No. 2267

VETOED

CHAPTER 369—H.F.No. 2256

An act relating to economic development; changing classification of the director of tourism; modifying provisions relating to business finance programs and the competitiveness task force; abolishing the main street program and the rural development board; transferring authority for certain programs; amending Minnesota Statutes 1994, sections 16B.06, subdivision 2; 116J.01, subdivisions 4 and 5; 116J.581, subdivisions 2 and 4; and 116J.980, subdivision 1; Minnesota Statutes 1995 Supplement, sections 116J.58, subdivision 1; 116J.581, subdivision 1; 116J.655; 116N.03,

New language is indicated by underline, deletions by ~~strikeout~~.