

question are being held in violation of this section, it shall enter an order so declaring. The attorney general shall file for record any such order with the register of deeds or the registrar of titles of each county in which any portion of said lands are located. Thereafter, the corporation owning such land shall have a period of five years from the date of such order to divest itself of such lands. The aforementioned five year limitation period shall be deemed a covenant running with the title to the land against any corporate grantee or assignee or the successor of such corporation. Any lands not so divested within the time prescribed shall be sold at public sale in the manner prescribed by law for the foreclosure of a mortgage by action.

[1973 c 427 s 1]

## CHAPTER 501. USES AND TRUSTS

Sec.  
501.461 Trusts not affected [New].

### 501.461 Trusts not affected

Notwithstanding any other provisions of law to the contrary, the provisions of any trust created prior to June 1, 1973 relating to one's "minority" or "majority" or other relating terms shall be governed by the definitions of such terms existing at the time of the creation of such trust.

[1973 c 725 s 88]

## CHAPTER 504. LANDLORDS AND TENANTS

Sec.  
504.19 Repealed.  
504.20 Interest on security deposits;  
withholding security deposits;  
damages [New].

Sec.  
504.21 Restriction on automatic renew-  
als of leases [New].

504.19 [Repealed, 1973 c 561 s 2]

### 504.20 Interest on security deposits; withholding security deposits; damages

Subdivision 1. Any deposit of money, the function of which is to secure the performance of a residential rental agreement or any part of such an agreement, other than a deposit which is exclusively an advance payment of rent, shall be governed by the provisions of this section.

Subd. 2. Any such deposit of money shall not be considered received in a fiduciary capacity within the meaning of section 87.17, subdivision 7, but shall be held by the landlord for the tenant who is party to such agreement and shall bear simple interest at the rate of five percent per annum noncompounded, computed from the first day of the next month following the full payment of such deposit to the last day of the month of termination of the tenancy. Any interest amount less than \$1 shall be excluded from the provisions of this section.

Subd. 3. Every landlord shall, within two weeks after termination of the tenancy and receipt of the tenant's mailing address or delivery instructions, return such deposit to the tenant, with interest thereon as above provided, or furnish to the tenant a written statement showing the specific reason for the withholding of the deposit or any portion thereof. The landlord may withhold from such deposit only such amounts as are reasonably necessary:

(a) To remedy tenant defaults in the payment of rent or of other funds due to the landlord pursuant to an agreement; or

(b) To restore the premises to their condition at the commencement of the tenancy, ordinary wear and tear excepted.

In any action concerning such deposit, the burden of proving, by a fair preponderance of the evidence, the reason for withholding all or any portion of such deposit shall be on the landlord.