308C.311 OCCUPANCY AGREEMENTS AND PROPRIETARY LEASES.

Subdivision 1. **Authority.** A cooperative and its occupant members may make and execute an occupancy agreement, proprietary lease, or other agreements that specify the terms of the occupant members' lease or occupancy of a unit or dwelling unit.

Subd. 2. **Title to unit or dwelling unit.** Title to cooperative property consisting of a dwelling unit or units shall at all times remain the property of the cooperative. Title to any manufactured home owned by a member placed in a manufactured home park owned by a cooperative pursuant to a proprietary lease remains in the name of the member.

Subd. 3. **Damages for breach of contract.** The bylaws, an occupancy agreement, or proprietary lease may include the requirement of the member to pay liquidated damages to the cooperative for breach of any provision of an occupancy agreement, proprietary lease, or other agreement. The remedies for breach of contract are valid and enforceable in the courts of this state.

History: *2024 c 96 art 1 s 21*