

IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 169

BY JUDICIARY, RULES AND ADMINISTRATION COMMITTEE

AN ACT

RELATING TO LANDLORDS AND TENANTS; AMENDING SECTION 55-307, IDAHO CODE, TO
REVISE PROVISIONS REGARDING NOTICE OF LEASE CHANGES; AND DECLARING AN
EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. That Section 55-307, Idaho Code, be, and the same is hereby
amended to read as follows:

55-307. CHANGE IN TERMS OF LEASE -- NOTICE. (1) In all leases of lands
or tenements, or of any interest therein from month to month, the landlord
may, upon giving notice in writing at least fifteen (15) days before the ex-
piration of the month, change the terms of the lease to take effect at the ex-
piration of the month. The notice, when served upon the tenant, shall of it-
self operate and be effectual to create and establish, as a part of the lease,
the terms, rent and conditions specified in the notice if the tenant shall
continue to hold the premises after the expiration of the month.

(2) A local governmental unit shall not enact, maintain, or enforce an
ordinance or resolution that would have the effect of controlling the amount
of rent charged for leasing private residential property. This provision
does not impair the right of any local governmental unit to manage and con-
trol residential property in which the local governmental unit has a prop-
erty interest.

(3) Notwithstanding subsection (1) of this section, in all leases of
residential property, or of any interest therein, the landlord shall provide
the tenant written notice ~~of any increase in the amount of rent charged or of
the landlord's intention of nonrenewal of the lease at least thirty (30) days
before:~~

(a) Of any increase in the amount of rent charged at least thirty (30)
days before:

~~(a) (i)~~ Such nonrenewal of the lease; or

~~(b) (ii)~~ Such increase in the amount of rent charged is intended to
take effect.

(b) Of an intention to not renew a lease at least sixty (60) days before
the termination of any lease entered into on or after July 1, 2023.

SECTION 2. An emergency existing therefor, which emergency is hereby
declared to exist, this act shall be in full force and effect on and after
July 1, 2023.