

IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 594

BY WAYS AND MEANS COMMITTEE

AN ACT

1 RELATING TO LEASES; AMENDING SECTION 55-307, IDAHO CODE, TO PROVIDE THAT
2 CERTAIN NOTICE SHALL BE GIVEN FOR NONRENEWAL OF A LEASE OR AN INCREASE IN
3 THE AMOUNT OF RENT CHARGED AND TO MAKE TECHNICAL CORRECTIONS.
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5 Be It Enacted by the Legislature of the State of Idaho:

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

8 55-307. CHANGE IN TERMS OF LEASE -- NOTICE. (1) In all leases of lands
9 or tenements, or of any interest therein from month to month, the landlord
10 may, upon giving notice in writing at least fifteen (15) days before the ex-
11 piration of the month, change the terms of the lease, to take effect at the
12 expiration of the month. The notice, when served upon the tenant, shall of
13 itself operate and be effectual to create and establish, as a part of the
14 lease, the terms, rent and conditions specified in the notice, if the tenant
15 shall continue to hold the premises after the expiration of the month.

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

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

27 (a) Such nonrenewal of the lease; or

28 (b) Such increase in the amount of rent charged is intended to take ef-
29 fect.