

**SENATE
STATE OF MINNESOTA
NINETY-FIRST SESSION**

S.F. No. 4075

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DATE
03/05/2020

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OFFICIAL STATUS
Introduction and first reading
Referred to Judiciary and Public Safety Finance and Policy

- 1.1 A bill for an act
- 1.2 relating to housing; requiring prorated rent for the last month of tenancy; prohibiting
- 1.3 early renewal of leases when the lease will last ten months; proposing coding for
- 1.4 new law in Minnesota Statutes, chapter 504B.
- 1.5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:
- 1.6 Section 1. **[504B.116] PRORATED RENT REQUIRED.**
- 1.7 When a lease term for a residential unit ends on a date before the last day of the final
- 1.8 month, the amount of rent to be paid for the final month owed for the final month of rent
- 1.9 must be prorated for the actual number of days the tenant is allowed to occupy the unit.
- 1.10 This provision applies to all leases, including leases requiring the last month of rent to be
- 1.11 paid in advance.
- 1.12 Sec. 2. **[504B.144] EARLY RENEWAL.**
- 1.13 When a landlord and a tenant sign a residential lease for a term that is at least ten months,
- 1.14 the landlord must not require the tenant to renew the lease until at least four months have
- 1.15 passed since the tenant occupied the unit.