

Introduced by

Senators Cook, Laffen, Sinner

Representatives Louser, Porter, M. Nelson

1 A BILL for an Act to amend and reenact section 47-16-15 of the North Dakota Century Code,
2 relating to notice of the termination of a lease.

3 **BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:**

4 **SECTION 1. AMENDMENT.** Section 47-16-15 of the North Dakota Century Code is
5 amended and reenacted as follows:

6 **47-16-15. Notice of termination of lease.**

- 7 1. A lease of real property for a term not specified by the parties is deemed to be
8 renewed as stated in section 47-16-06 at the end of the term implied by law, unless
9 one of the parties gives notice to the other of an intention to terminate the lease, at
10 least as long before the expiration of the lease as the term of the hiring itself, not
11 exceeding one calendar month.
- 12 2. In tenancies from month to month, and unless the parties have otherwise agreed in
13 writing to a longer notice period or a different notice time, either party may terminate
14 the tenancy by giving at least one calendar month's written notice at any time. The
15 rent is due and payable to and including the date of termination.
- 16 3. If a landlord changes the terms of the lease pursuant to section 47-16-07, the tenant
17 may terminate the lease at the end of the month by giving at least twenty-five days'
18 notice.
- 19 4. Any agreement that requires a lessee to give notice that exceeds one month from the
20 end of a month to terminate a lease of real property for residential purposes must state
21 the notice requirement and provide space for the lessee to initial next to the notice
22 requirement. If the notice is not initialed by the lessee at the time of executing the
23 lease, the lessee may terminate the lease on the last day of a month with at least one
24 calendar month's notice.

- 1 5. If a lease converts to a month-to-month tenancy under section 47-16-06 or 47-16-06.1,
2 either party may terminate the lease on the last day of a month with at least one
3 calendar month's notice.
- 4 6. Notwithstanding subsection 4, a lessee of real property for residential purposes who
5 has resided on the property for more than three hundred sixty-five days may terminate
6 the lease on the last day of a month with at least one calendar month's notice.