

1.1 Senator moves to amend the delete-everything amendment (SCS1298A-2)
1.2 to S.F. No. 1298 as follows:

1.3 Page 6, after line 2, insert:

1.4 "Sec. 10. **[504B.152] TERMINATION OF LEASE UPON LOSS OF INCOME.**

1.5 (a) A residential tenant or the authorized representative of the tenant may terminate the
1.6 lease prior to the expiration of the lease if the tenant has lost income and can no longer pay
1.7 the rent.

1.8 (b) The tenant or the tenant's authorized representative may terminate the lease by
1.9 providing at least 14 days written notice to be effective on the last day of a calendar month.
1.10 The notice must be either hand-delivered or mailed by postage prepaid, first class United
1.11 States mail.

1.12 (c) Any waiver of the rights of termination provided by this section, including lease
1.13 provisions or other agreements that require a longer notice period than those provided for
1.14 in this section, shall be void and unenforceable.

1.15 **EFFECTIVE DATE.** This section is effective August 1, 2023.

1.16 Sec. 11. **[504B.153] TENANT ABANDONMENT OF DWELLING.**

1.17 (a) If a residential tenant abandons a dwelling unit during the lease term, the landlord
1.18 shall make reasonable efforts to rent it at a fair rental value. If the landlord rents the dwelling
1.19 unit for a term beginning before the expiration of the rental agreement, the agreement is
1.20 terminated on the date the new tenancy begins. The rental agreement is terminated by the
1.21 landlord on the date the landlord has notice of the abandonment if the landlord fails to use
1.22 reasonable efforts to rent the dwelling unit at a fair rental value or if the landlord accepts
1.23 the abandonment as a surrender. If the rental agreement was for a periodic tenancy or tenancy
1.24 at will, the maximum rent liability for the tenant is the notice period required by section
1.25 504B.135 from the date the landlord has notice of the abandonment.

1.26 (b) Any waiver of the rights provided by this section shall be void and unenforceable.

1.27 **EFFECTIVE DATE.** This section is effective August 1, 2023."

1.28 Page 6, after line 25, insert:

2.1 "Sec. 13. Minnesota Statutes 2022, section 504B.161, subdivision 5, is amended to read:

2.2 Subd. 5. **Injury to third parties.** ~~Nothing in this section shall be construed to alter the~~
2.3 ~~liability of the landlord or licensor of residential premises for injury to third parties.~~ The
2.4 landlord is subject to liability for physical harm caused to the tenant and others upon the
2.5 premises or in the common area and curtilage of the premises with the consent of the tenant
2.6 by a violation of this section existing before or arising after the tenant has taken possession
2.7 of the premises if the violation creates an unreasonable risk to persons upon the premises
2.8 or in the common area and curtilage of the premises which the compliance with this section
2.9 would have prevented, and the landlord fails to exercise reasonable care to comply with
2.10 this section.

2.11 **EFFECTIVE DATE.** This section is effective August 1, 2023."

2.12 Renumber the sections in sequence and correct the internal references