

HOUSE BILL NO. 164

1/14 Introduced
1/14 Referred to Judiciary
2/13 Hearing
2/16 Committee Report-Bill Pass As Amended
2/19 2nd Reading Pass
2/20 3rd Reading Pass

Transmitted to Senate

2/22 Referred to Judiciary
3/05 Hearing
3/05 Adverse Committee Report
3/05 Bill Killed

1 HOUSE BILL NO: 164
2 INTRODUCED BY Bradley J. Harcourt KRUEGER
3

4 A BILL FOR AN ACT ENTITLED: "AN ACT TO REQUIRE AT LEAST 180
5 DAYS' WRITTEN NOTICE BY A LANDLORD OF A MOBILE HOME RENTAL
6 SPACE WHO WISHES A TENANT TO VACATE; AMENDING SECTION
7 70-24-441, MCA."
8

9 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

10 Section 1. Section 70-24-441, MCA, is amended to read:

11 "70-24-441. Termination by landlord or tenant. (1) The
12 landlord or the tenant may terminate a week-to-week tenancy
13 by a written notice given to the other at least 7 days
14 before the termination date specified in the notice.

15 (2) The Except as provided in subsection (3), the
16 landlord or the tenant may terminate a month-to-month
17 tenancy by giving to the other at any time during the
18 tenancy at least 30 days' notice in writing prior to the
19 date designated in the notice for the termination of the
20 tenancy.

21 (3) The landlord of a mobile home rental space may
22 terminate a month-to-month tenancy at any time during the
23 tenancy by giving the tenant a written notice at least 180
24 days before the termination date designated in the notice.

25 In the case of a written mobile home space rental agreement,

1 the landlord must give the tenant at least 180 days' written
2 notice that the tenant must vacate on the expiration date of
3 the rental agreement or, if less than 180 days remain on the
4 rental agreement, not less than 180 days from the date the
5 tenant is notified.

6 (3)(4) The tenancy terminates on the date designated
7 and without regard to the expiration of the period for
8 which, by the terms of the tenancy, rents are to be paid.
9 Unless otherwise agreed, rent is uniformly apportionable
10 from day to day."

-End-



-2- INTRODUCED BILL
HB 164

APPROVED BY COMMITTEE
ON JUDICIARY

HOUSE BILL NO. 164

INTRODUCED BY BRADLEY, J. HAMMOND, KRUEGER

A BILL FOR AN ACT ENTITLED: "AN ACT TO REQUIRE AT LEAST ~~100~~
60 DAYS' WRITTEN NOTICE BY A LANDLORD OF A MOBILE HOME
RENTAL SPACE WHO WISHES A TENANT TO VACATE AND 180 DAYS'
NOTICE IN THE EVENT OF CLOSURE OF A MOBILE HOME COURT;
AMENDING SECTION 70-24-441, MCA."

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

Section 1. Section 70-24-441, MCA, is amended to read:

"70-24-441. Termination by landlord or tenant. (1) The
landlord or the tenant may terminate a week-to-week tenancy
by a written notice given to the other at least 7 days
before the termination date specified in the notice.

(2) The Except as provided in subsection (3), the
landlord or the tenant may terminate a month-to-month
tenancy by giving to the other at any time during the
tenancy at least 30 days' notice in writing prior to the
date designated in the notice for the termination of the
tenancy.

(3) (A) The landlord of a mobile home rental space may
terminate a month-to-month tenancy at any time during the
tenancy by giving the tenant a written notice at least ~~100~~
60 days before the termination date designated in the

notice. In the case of a written mobile home space rental
agreement, the landlord must give the tenant at least ~~100~~ 60
days' written notice that the tenant must vacate on the
expiration date of the rental agreement or, if less than ~~100~~
60 days remain on the rental agreement, not less than ~~100~~ 60
days from the date the tenant is notified.

(B) WHENEVER THE LANDLORD OF A MOBILE HOME RENTAL
SPACE TERMINATES A MONTH-TO-MONTH TENANCY OR A TENANCY UNDER
A WRITTEN MOBILE HOME SPACE RENTAL AGREEMENT BECAUSE OF
DISCONTINUATION OF THE USE OF THE UNDERLYING LAND AS A
MOBILE HOME COURT OR DISCONTINUING THE OPERATION OF THE
COURT, HE MUST GIVE THE TENANT A WRITTEN NOTICE AT LEAST 180
DAYS BEFORE THE TERMINATION DATE DESIGNATED IN THE NOTICE.

{3}{4} The tenancy terminates on the date designated
and without regard to the expiration of the period for
which, by the terms of the tenancy, rents are to be paid.
Unless otherwise agreed, rent is uniformly apportionable
from day to day."

-End-



1 HOUSE BILL NO. 164

2 INTRODUCED BY BRADLEY, J. HAMMOND, KRUEGER

3
4 A BILL FOR AN ACT ENTITLED: "AN ACT TO REQUIRE AT LEAST 180
5 60 DAYS' WRITTEN NOTICE BY A LANDLORD OF A MOBILE HOME
6 RENTAL SPACE WHO WISHES A TENANT TO VACATE AND 180 DAYS'
7 NOTICE IN THE EVENT OF CLOSURE OF A MOBILE HOME COURT;
8 AMENDING SECTION 70-24-441, MCA."

9
10 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

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14 by a written notice given to the other at least 7 days
15 before the termination date specified in the notice.

16 (2) The Except as provided in subsection (3), the
17 landlord or the tenant may terminate a month-to-month
18 tenancy by giving to the other at any time during the
19 tenancy at least 30 days' notice in writing prior to the
20 date designated in the notice for the termination of the
21 tenancy.

22 (3) (A) The landlord of a mobile home rental space may
23 terminate a month-to-month tenancy at any time during the
24 tenancy by giving the tenant a written notice at least 180
25 60 days before the termination date designated in the

1 notice. In the case of a written mobile home space rental
2 agreement, the landlord must give the tenant at least 180 60
3 days' written notice that the tenant must vacate on the
4 expiration date of the rental agreement or, if less than 180
5 60 days remain on the rental agreement, not less than 180 60
6 days from the date the tenant is notified.

7 (B) WHENEVER THE LANDLORD OF A MOBILE HOME RENTAL
8 SPACE TERMINATES A MONTH-TO-MONTH TENANCY OR A TENANCY UNDER
9 A WRITTEN MOBILE HOME SPACE RENTAL AGREEMENT BECAUSE OF
10 DISCONTINUATION OF THE USE OF THE UNDERLYING LAND AS A
11 MOBILE HOME COURT OR DISCONTINUING THE OPERATION OF THE
12 COURT, HE MUST GIVE THE TENANT A WRITTEN NOTICE AT LEAST 180
13 DAYS BEFORE THE TERMINATION DATE DESIGNATED IN THE NOTICE.

14 ~~(3)~~(4) The tenancy terminates on the date designated
15 and without regard to the expiration of the period for
16 which, by the terms of the tenancy, rents are to be paid.
17 Unless otherwise agreed, rent is uniformly apportionable
18 from day to day."

-End-