

HOUSE BILL NO. 223

1/17 Introduced
1/17 Referred to Business & Labor
1/24 Hearing
1/29 Committee Report-Bill Pass As Amended
1/30 2nd Reading Pass
1/31 3rd Reading Pass

Transmitted to Senate

2/04 Referred to Business & Industry
3/06 Hearing
3/07 Tabled in Committee

APPROVED BY COMM. ON
BUSINESS AND LABOR

HOUSE BILL NO. 223

INTRODUCED BY RAMIREZ, GARCIA

A BILL FOR AN ACT ENTITLED: "AN ACT TO PROVIDE REMEDIES FOR A LANDLORD IF A TENANT VACATES WITHOUT NOTICE; TO PROVIDE A TENANT WITH A PRO RATA REFUND IF HE VACATES EARLIER THAN THE TERMINATION DATE NOTICED BY A LANDLORD; 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 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) 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.

(4) If the tenant vacates without giving notice as provided in subsection (2), the landlord is entitled to a prorated amount of the rent and REASONABLE advertising costs for the period beginning on the date of termination of the tenancy and ending when a new tenancy begins, but not to exceed 30 days.

(5) If the landlord terminates the tenancy as provided in subsection (2) and the tenant vacates before the end of the date specified in the notice, the tenant is entitled to a prorated return of his rent from the date of vacation of the premises until the time for termination specified in the notice."

-End-

HOUSE BILL NO. 223

INTRODUCED BY RAMIREZ, GARCIA

A BILL FOR AN ACT ENTITLED: "AN ACT TO PROVIDE REMEDIES FOR A LANDLORD IF A TENANT VACATES WITHOUT NOTICE; TO PROVIDE A TENANT WITH A PRO RATA REFUND IF HE VACATES EARLIER THAN THE TERMINATION DATE NOTICED BY A LANDLORD; 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 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) 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.

(4) If the tenant vacates without giving notice as provided in subsection (2), the landlord is entitled to a prorated amount of the rent and REASONABLE advertising costs for the period beginning on the date of termination of the tenancy and ending when a new tenancy begins, but not to exceed 30 days.

(5) If the landlord terminates the tenancy as provided in subsection (2) and the tenant vacates before the end of the date specified in the notice, the tenant is entitled to a prorated return of his rent from the date of vacation of the premises until the time for termination specified in the notice."

-End-

