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House BILL NO. 242

INTRODUCED BY

*Carey*

A BILL FOR AN ACT ENTITLED: "AN ACT GIVING TENANTS A RIGHT TO BUY MULTIPLE-UNIT RESIDENTIAL PROPERTY AT THE ASKING PRICE BEFORE IT IS OFFERED FOR SALE TO OTHERS."

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

**NEW SECTION. Section 1. Tenants' right to purchase multiple-unit property before it is offered**

**to others for sale.** (1) The tenants of an apartment, a mobile home court in which spaces or spaces and mobile homes are rented for residential purposes, or other multiple-unit residential property, must, if the owner or owners of the property intend to sell the property, be offered the property for purchase before it is offered for sale to other persons.

(2) The offer to the tenants must be a good faith written offer at the same price that the owner or owners intend to ask for the property when it is offered for sale to others.

(3) The right of a tenant or two or more tenants acting together to purchase the property before it is offered for sale to others expires 60 days after receipt of the offer.

**NEW SECTION. Section 2. Codification instruction.** [Section 1] is intended to be codified as an

integral part of Title 70, chapter 24, and the provisions of Title 70, chapter 24, apply to [section 1].

-END-