HOUSE AMENDMENTS TO
A-ENGROSSED SENATE BILL 771

By COMMITTEE ON CONSUMER PROTECTION

May 20

1   On page 2 of the printed A-engrossed bill, delete lines 4 through 12 and insert:

2   "(4) If the tenancy is for a fixed term of at least one year and by its terms becomes a month-

3   to-month tenancy after the fixed term:

4   "(a) At any time during the fixed term, notwithstanding subsection (3) of this section, the land-

5   lord or the tenant may terminate the tenancy without cause by giving the other notice in writing

6   not less than 30 days prior to the specified ending date for the fixed term or not less than 30 days

7   prior to the date designated in the notice for the termination of the tenancy, whichever is later.

8   "(b) After the specified ending date for the fixed term, at any time during the month-to-month

9   tenancy, the landlord may terminate the tenancy without cause only by giving the tenant notice in

10   writing not less than 60 days prior to the date designated in the notice for the termination of the

11   tenancy.

12   "(5) Notwithstanding subsections (3)(c) and (4)(b) of this section, the landlord may terminate a

13   month-to-month tenancy at any time by giving the tenant notice in writing not less than 30 days

14   prior to the date designated in the notice for the termination of the tenancy if:

15   "(a) The dwelling unit is purchased separately from any other dwelling unit;

16   "(b) The landlord has accepted an offer to purchase the dwelling unit from a person who intends

17   in good faith to occupy the dwelling unit as the person's primary residence; and

18   "(c) The landlord has provided the notice, and written evidence of the offer to purchase the

19   dwelling unit, to the tenant not more than 120 days after accepting the offer to purchase.".

20   In line 13, delete "(5)" and insert "(6)".

21   In line 16, delete "(6)" and insert "(7)"

22   In line 23, delete "(7)(a)" and insert "(8)(a)".

23   In line 35, delete "(8)" and insert "(9)" and delete "(4)" and insert "(5)".

24   On page 9, line 9, delete "(6)" and insert "(7)".

25   On page 22, line 2, delete "(6)" and insert "(7)".

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