

**SENATE BILL NO. 2400**

Introduced by

Senators Watne, Dever, Traynor

Representatives Berg, N. Johnson, Klemin

1 A BILL for an Act to amend and reenact subsection 1 of section 47-16-14 and section 47-16-15  
2 of the North Dakota Century Code, relating to termination of leases.

3 **BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:**

4 **SECTION 1. AMENDMENT.** Subsection 1 of section 47-16-14 of the North Dakota  
5 Century Code is amended and reenacted as follows:

6 1. ~~At~~ Except as provided in section 47-16-15, at the end of the term agreed upon;

7 **SECTION 2. AMENDMENT.** Section 47-16-15 of the North Dakota Century Code is  
8 amended and reenacted as follows:

9 **47-16-15. Notice of termination of lease.** A hiring of real property for a term not  
10 specified by the parties is deemed to be renewed as stated in section 47-16-06 at the end of the  
11 term implied by law, unless one of the parties gives notice to the other of an intention to  
12 terminate the lease, at least as long before the expiration of the lease as the term of the hiring  
13 itself, not exceeding thirty days. In tenancies from month to month, and unless the parties have  
14 otherwise agreed in writing to a longer notice period or a different notice time, either party may  
15 terminate the tenancy by giving at least thirty days' written notice at any time. The rent is due  
16 and payable to and including the date of termination. If a landlord changes the terms of the  
17 lease pursuant to section 47-16-07, the tenant may terminate the lease at the end of the month  
18 by giving at least twenty-five days' notice. The parties may contract within the lease for the  
19 renewal of the lease at the end of the term on a month-to-month basis, and all of the provisions  
20 of the lease remain in effect, subject to modification by the parties at the commencement of the  
21 month-to-month tenancy.