

IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 624

BY JUDICIARY, RULES AND ADMINISTRATION COMMITTEE

AN ACT

1 RELATING TO LANDLORDS AND TENANTS; AMENDING SECTION 55-307, IDAHO CODE,
2 TO PROVIDE THAT NOTICE OF AN INCREASE IN RENT OR NONRENEWAL OF A LEASE
3 MUST BE GIVEN AT LEAST SIXTY DAYS BEFORE THE INCREASE OR NONRENEWAL; AND
4 DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.
5

6 Be It Enacted by the Legislature of the State of Idaho:

7 SECTION 1. That Section 55-307, Idaho Code, be, and the same is hereby
8 amended to read as follows:

9 55-307. CHANGE IN TERMS OF LEASE -- NOTICE. (1) In all leases of lands
10 or tenements, or of any interest therein from month to month, the landlord
11 may, upon giving notice in writing at least fifteen (15) days before the ex-
12 piration of the month, change the terms of the lease to take effect at the ex-
13 piration of the month. The notice, when served upon the tenant, shall of it-
14 self operate and be effectual to create and establish, as a part of the lease,
15 the terms, rent and conditions specified in the notice if the tenant shall
16 continue to hold the premises after the expiration of the month.

17 (2) A local governmental unit shall not enact, maintain, or enforce an
18 ordinance or resolution that would have the effect of controlling the amount
19 of rent charged for leasing private residential property. This provision
20 does not impair the right of any local governmental unit to manage and con-
21 trol residential property in which the local governmental unit has a prop-
22 erty interest.

23 (3) Notwithstanding subsection (1) of this section, in all leases of
24 residential property, or of any interest therein, the landlord shall provide
25 the tenant written notice of any increase in the amount of rent charged or
26 of the landlord's intention of nonrenewal of the lease at least ~~thirty (30)~~
27 sixty (60) days before:

28 (a) Such nonrenewal of the lease; or

29 (b) Such increase in the amount of rent charged is intended to take ef-
30 fect.

31 SECTION 2. An emergency existing therefor, which emergency is hereby
32 declared to exist, this act shall be in full force and effect on and after
33 July 1, 2022.