

Be it enacted by the Legislature of the State of Minnesota:

Section 1. Minnesota Statutes 1971, Chapter 504, is amended by adding a section to read:

[504.21] LANDLORD AND TENANTS; RESTRICTION ON AUTOMATIC RENEWALS OF LEASES. Notwithstanding the provisions of any lease of real property used for residential purposes, no person shall have the right to enforce any automatic renewal clause of a lease which states, in effect, that the term thereof shall be deemed renewed for a specified additional period of time unless the lessee or tenant gives notice to the lessor of his intention to quit the premises at the expiration of the term due to expire, unless the lessor or his agent, within 15 days prior to the time that the lessee or tenant is required to furnish notice of his intention to quit, but not more than 30 days prior thereto, shall give to the tenant written notice, served personally or by registered or certified mail, directing the lessee's or tenant's attention to the automatic renewal provision of the lease.

Approved May 23, 1973.

CHAPTER 604—H.F.No.606

[Coded in Part]

An act relating to eminent domain; providing for uniform relocation assistance, services, payments and benefits for displaced persons; repealing Minnesota Statutes 1971, Section 117.095.

Be it enacted by the Legislature of the State of Minnesota:

Section 1. **[117.50] EMINENT DOMAIN; RELOCATION ASSISTANCE; DEFINITIONS.** Subdivision 1. As used in sections 1 to 5, the terms defined in this section shall have the meanings given them.

Subd. 2. "Person" means any individual, partnership, corporation, or association.

Subd. 3. "Displaced person" means any person who moves from real property, or moves his personal property from real property, as a result of acquisition undertaken by an acquiring authority or as a result of voluntary rehabilitation carried out by a person pursuant to acquisition or as a consequence thereof.

Subd. 4. "Acquisition" includes:

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- (a) acquisition by eminent domain;
- (b) acquisition by negotiation;
- (c) programs of areawide systematic housing code enforcement; and
- (d) demolition.

Subd. 5. "Acquiring authority" includes:

(a) the state and every public and private body and agency thereof which has the power of eminent domain; and

(b) any acquiring authority carrying out an areawide systematic housing code enforcement program.

Sec. 2. [117.51] COOPERATION WITH FEDERAL AUTHORITIES. In all acquisitions undertaken by any acquiring authority and in all voluntary rehabilitation carried out by a person pursuant to acquisition or as a consequence thereof, the acquiring authority shall cooperate to the fullest extent with federal departments and agencies, and it shall take all necessary action in order to insure, to the maximum extent possible, federal financial participation in any and all phases of acquisition, including the provision of relocation assistance, services, payments and benefits to displaced persons.

Sec. 3. [117.52] UNIFORM RELOCATION ASSISTANCE. In all acquisitions undertaken by any acquiring authority and in all voluntary rehabilitation carried out by a person pursuant to acquisition or as a consequence thereof, in which, due to the lack of federal financial participation, relocation assistance, services, payments and benefits under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 84 Stat. 1894 (1971), 42 United States Code, Section 4601, et seq., are not available, the acquiring authority, as a cost of acquisition, shall provide all relocation assistance, services, payments and benefits required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and any regulations adopted pursuant thereto by the United States Department of Housing and Urban Development, except that with respect to acquisitions for highway purposes or acquisitions for which the state department of highways performs relocation assistance services for the department of administration, the regulations of the United States department of transportation may be applied, as of the date of enactment of this act, to all displaced persons who would otherwise be eligible for such relocation assistance, services, payments and benefits thereunder but for the lack of federal financial participation.

This section shall not apply in the case where federal financial participation for provision of relocation assistance, services, pay-

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ments and benefits in connection with an acquisition has been procured or committed pursuant to section 2 of this act and has then been withdrawn by the United States, unless the acquiring authority subsequently determines to proceed with the acquisition in question using non-federal funds.

Sec. 4. [117.53] AUTHORIZATION. All acquiring authorities are hereby authorized to do any acts and take all actions necessary to carry out the provisions of this act, including the acquisition, rehabilitation and relocation of existing housing and the construction of new housing in accordance with the provisions of the Federal Aid Highway Act of 1970, 84 Stat. 1713 (1971), 23 United States Code, Section 101, et seq., and any other federal and state laws, where projects cannot proceed to construction because replacement housing cannot be made available.

Sec. 5. [117.54] NO ADDITIONAL DAMAGES CREATED. Nothing in this act shall be construed as creating in any condemnation proceedings brought by any acquiring authority under the power of eminent domain, any element of damages not recognized on August 22, 1968.

Sec. 6. [117.55] PAYMENTS NOT CONSIDERED INCOME FOR TAX OR PUBLIC ASSISTANCE PURPOSES. No payments received under this act shall be considered as income for the purposes of Minnesota Statutes, Chapter 290, or for purposes of determining the eligibility or the extent of eligibility of any person for public assistance based on need under the laws of the state of Minnesota.

Sec. 7. [117.56] INAPPLICABILITY TO HAZARDOUS AND SUBSTANDARD BUILDING PROCEEDINGS. The provisions of this act shall not apply to any proceedings brought by a governmental subdivision under Minnesota Statutes, Sections 463.15 to 463.26.

Sec. 8. REPEALER. Minnesota Statutes 1971, Section 117.095, is repealed.

Approved May 23, 1973.

CHAPTER 605—H.F.No.701

[Coded in Part]

An act relating to education; authorizing and directing the higher education coordinating commission to establish and supervise

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