

HB 1969 -- REMOVAL OF TENANT FROM COMMERCIAL PROPERTY

SPONSOR: Griesheimer

This bill provides that a landlord of a commercial property may reenter and take possession of the premises without judicial process and a court order when a tenant is delinquent in paying rent for a period of more than 45 consecutive days.

A landlord may reenter and take possession of the premises if a notice of default has been provided to the tenant at least 45 days prior to the landlord reentering the premises. A second notice must be provided 10 days before reentry, and the notice must include a statement that the rent is due and unpaid and that the landlord may reenter the premises and remove and dispose of personal property if the rent remains unpaid for more than 45 days. If the rent remains unpaid 10 days after the second notice, the landlord is entitled to a lien upon the tenant's personal property located on the premises and may seize and sell such personal property as necessary to secure payment of the rent. The landlord is not liable for loss or damage to any of the tenant's personal property left in or at the premises.

This bill is similar to SB 350 (2019).