

SENATE BILL No. 204

DIGEST OF INTRODUCED BILL

Citations Affected: IC 32-31-1.

Synopsis: Notice of lease termination for failure to pay rent. Changes the notice period for the termination of a lease from 10 days to three days.

Effective: July 1, 2020.

Messmer

January 6, 2020, read first time and referred to Committee on Judiciary.



Second Regular Session of the 121st General Assembly (2020)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2019 Regular Session of the General Assembly.

SENATE BILL No. 204



A BILL FOR AN ACT to amend the Indiana Code concerning property.

Be it enacted by the General Assembly of the State of Indiana:

1 SECTION 1. IC 32-31-1-6 IS AMENDED TO READ AS
 2 FOLLOWS [EFFECTIVE JULY 1, 2020]: Sec. 6. If a tenant refuses or
 3 neglects to pay rent when due, a landlord may terminate the lease with
 4 not less than ~~ten (10)~~ **three (3)** days notice to the tenant unless:
 5 (1) the parties otherwise agreed; or
 6 (2) the tenant pays the rent in full before the notice period expires.
 7 SECTION 2. IC 32-31-1-7 IS AMENDED TO READ AS
 8 FOLLOWS [EFFECTIVE JULY 1, 2020]: Sec. 7. The following form
 9 of notice may be used when a tenant fails or refuses to pay rent:
 10 (insert date here)
 11 To (insert name of tenant here):
 12 You are notified to vacate the following property not ~~more later~~
 13 than ~~ten (10)~~ **three (3)** days after you receive this notice unless you pay
 14 the rent due on the property within ~~ten (10)~~ **three (3)** days: (insert
 15 description of property here).
 16 (insert name of landlord here)

