

Side-by-Side: Residential Rental Agreement Termination Notice Periods (H.399/H.440/H.688/H.756/H/772)  
 Draft 1.1 – 2/4/2026 – CTW – 12:30pm

	Current Statute	H. 399	H.440	H.688	H.756	H.772
(a) Failure to Pay Rent	14 Days	14 Days	14 Days	3 Days	N/A	7 Days
(b)(1) Breach of Rental Agreement	30 Days	30 Days	30 Days	3 Days	30 Days	21 Days
(b)(2) Criminal Activity, Etc.	14 Days	14 Days	14 Days	3 Days	7 Days	3 Days
(c) No Written Rental Agreement	≤ 2 years = 60 Days > 2 years = 90 Days Weekly = 21 Days	Only if: (A) two- or three-unit owner occupied building; or (B) rental unit requires renovation	Removed – No Cause Termination See Exclusions	Monthly = 60 Days Weekly = 3 Days	N/A	N/A
(d) Sold Property	30 Days	30 Days	30 Days	30 Days	N/A	30 Days *Adds provisions if the property is repurposed
(e) Written Rental Agreement * Before the end or expiration of the term	≤ 2 years = 30 Days > 2 years = 60 Days Weekly = 7 Days	Only if: (A) two- or three-unit owner occupied building; or (B) rental unit requires renovation	Removed – No Cause Termination See Exclusions	Monthly = 30 Days Weekly = 3 Days	N/A	≤ 2 years = 30 Days > 2 years = 60 Days *Whether there is a written rental agreement or no written agreement

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	Current Statute	H. 399	H.440	H.688	H.756	H.772
(h) Shared Occupancy	Monthly = 15 days Weekly = 7 Days	Monthly = 15 days Weekly = 7 Days	Monthly = 15 days Weekly = 7 Days	Monthly = 15 Days Weekly = 3 Days	N/A	7 Days
New Exclusion		1) First 3 months of tenancy (if in written agreement) 2) Immediate family occupation = 6 Months 3) Compliance with government order	1) two- or three-unit owner occupied building 2) Rental unit requires renovations = 3) Immediate family occupation 4) Tenant refusal to accept good faith renewal terms = 3 months + reasonable relocation expenses 5) First 6 months of tenancy = 30 Days			