

Side-by-Side: Residential Rental Agreement Termination Notice Periods (Current v. H.772 as passed House)

Draft 2.1 (Corrected) – 4/3/2026 – CTW – 8:30am

Termination Notice	Current Statute	H.772	Notes
(a) Nonpayment of Rent	14 Days	10 Days	
(b)(1) Breach of Rental Agreement (i) Failure to comply with material term of rental agreement (ii) Late payment of rent x 3 (iii) Failure to allow access	30 Days	21 Days	Adds late payment of rent and failure to allow access.  Late payment is defined as payment more than 10 days after it is due.
(b)(2) Breach of Rental Agreement via activity threatening the health or safety of others	14 Days	5 Days	Protects against eviction if activity is drug overdose or victim of domestic abuse, sexual assault, or stalking.
(c) Termination for tenant or governmental notice.	N/A	Date Provided	This language is not in the current statute.
(d) Property is sold or repurposed.	30 Days	90 Days	Current language only includes when property is sold. Repurposed is new language.
(e) Written Rental Agreement  *Before the end or expiration of the term	≤ 2 years = 30 Days  > 2 years = 60 Days  Weekly = 7 Days	90 Days   Weekly = 10 Days	No longer a distinction between whether there is a written agreement or not and whether the tenancy has continued for > 2 years.
(e) No Written Rental Agreement	≤ 2 years = 60 Days  > 2 years = 90 Days  Weekly = 21 Days	90 Days   Weekly = 10 Days	The language in H.772 provides 90 days' notice if no written agreement or 90 days' notice prior to the end of the written agreement.
(h) Shared occupancy	Monthly = 15 Days  Weekly = 7 Days	7 Days	