

SENATE BILL No. 243

DIGEST OF INTRODUCED BILL

Citations Affected: IC 32-31-1-10.5.

Synopsis: Landlord-tenant relations. Provides that a landlord may not sell a residential rental property that is subject to an unexpired written lease unless the landlord gives written notice to the tenant of the residential rental property not less than 60 days before the landlord lists the property for sale, unless certain exceptions apply. Requires a buyer of a residential rental property to honor an unexpired written lease between the previous owner and a tenant unless the buyer of the residential rental property gives written notice to the tenant that the buyer intends to terminate the lease, not less than 30 days before the lease is terminated, and pays the tenant an amount equal to one month rent plus the full security deposit as specified in the written lease.

Effective: July 1, 2024.

Hunley

January 10, 2024, read first time and referred to Committee on Judiciary.



Second Regular Session of the 123rd General Assembly (2024)

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 2023 Regular Session of the General Assembly.

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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 32-31-1-10.5 IS ADDED TO THE INDIANA
2 CODE AS A **NEW** SECTION TO READ AS FOLLOWS
3 [EFFECTIVE JULY 1, 2024]: **Sec. 10.5. (a) Except as provided in**
4 **subsection (b), before a landlord may sell a residential rental**
5 **property that is subject to an unexpired written lease, the landlord**
6 **must give written notice:**
7 (1) **to the tenant; and**
8 (2) **not less than sixty (60) days before the landlord lists the**
9 **property for sale;**
10 **of the intent to sell the residential real property.**
11 (b) **A landlord of a residential rental property is not required to**
12 **comply with subsection (a) if any of the following apply:**
13 (1) **The landlord and tenant mutually agree to terminate the**
14 **unexpired lease early.**
15 (2) **An unexpired written lease is set to expire within the sixty**
16 **(60) day notice period described in subsection (a)(2).**
17 (3) **The tenant is in breach of the lease agreement.**



- 1 **(4) The residential rental property is being sold due to the**
- 2 **death of the owner of the residential rental property.**
- 3 **(c) Except as provided in subsection (d), a buyer of a residential**
- 4 **rental property shall honor an unexpired written lease between the**
- 5 **previous owner and a tenant.**
- 6 **(d) A buyer of a residential rental property may terminate an**
- 7 **unexpired written lease between the previous owner and a tenant**
- 8 **if the buyer:**
- 9 **(1) not less than thirty (30) days before the lease is terminated,**
- 10 **gives written notice to the tenant that the buyer intends to**
- 11 **terminate the lease; and**
- 12 **(2) pays the tenant an amount equal to:**
- 13 **(A) one (1) month rent; plus**
- 14 **(B) the full security deposit;**
- 15 **as specified in the written lease.**

