

(2) EMBODY IN THE FORM OF LEASE AND IN ANY EXECUTED LEASE THE FOLLOWING:

(I) A STATEMENT THAT THE PREMISES WILL BE MADE AVAILABLE IN A CONDITION PERMITTING HABITATION, WITH REASONABLE SAFETY, IF THAT IS THE AGREEMENT, OR IF THAT IS NOT THE AGREEMENT, A STATEMENT OF THE AGREEMENT CONCERNING THE CONDITION OF THE PREMISES; AND

(II) THE LANDLORD'S AND THE TENANT'S SPECIFIC OBLIGATIONS AS TO HEAT, GAS, ELECTRICITY, WATER, AND REPAIR OF THE PREMISES.

(B) NO LANDLORD SUBJECT TO SUBSECTION (A) MAY EMBODY ANY OF THE FOLLOWING PROVISIONS IN ANY LEASE OR FORM OF LEASE AND IF ANY PROVISION IS EMBODIED, IT IS AGAINST PUBLIC POLICY AND VOID:

(1) ANY PROVISION PURPORTING TO AUTHORIZE THE LANDLORD TO TAKE POSSESSION OF THE PREMISES OR THE TENANT'S PERSONAL PROPERTY EXCEPT PURSUANT TO LAW; AND

(2) ANY PROVISION PURPORTING TO PERMIT A LANDLORD TO COMMENCE AN EVICTION PROCEEDING OR ISSUE A NOTICE TO QUIT SOLELY AND EXCLUSIVELY, WITHOUT ANY OTHER BASIS, AS RETALIATION AGAINST ANY TENANT FOR PLANNING, ORGANIZING, OR JOINING A TENANT ORGANIZATION WITH THE PURPOSE OF NEGOTIATING COLLECTIVELY WITH THE LANDLORD.

(C) NOTHING IN THIS SECTION MAY BE INTERPRETED TO ALTER THE LANDLORD'S OR THE TENANT'S RIGHTS ARISING FROM BREACH OF ANY PROVISION OF A LEASE, OR EITHER PARTY'S RIGHT TO TERMINATE, OR NOT RENEW A LEASE PURSUANT TO THE TERMS OF THE LEASE OR THE PROVISIONS OF OTHER APPLICABLE LAW.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act applies to and affects only those written leases which are executed on and after the effective date of the Act.

SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1974.

Approved May 31, 1974.

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CHAPTER 606

(Senate Bill 293)