HOUSE BILL NO. 1202

AN ACT TO AMEND SECTION 89-8-3, MISSISSIPPI CODE OF 1972, TO REVISE THE APPLICATION OF THE RESIDENTIAL LANDLORD AND TENANT ACT; AND FOR RELATED PURPOSES.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

SECTION 1. Section 89-8-3, Mississippi Code of 1972, is amended as follows:

89-8-3. (1) This chapter shall apply to, regulate and determine rights, obligations and remedies under any rental agreement entered into after July 1, 1991, wherever made, for a dwelling unit located within this state. This chapter shall apply to any rental agreement between an employer and an employee and any property subject to such rental agreement shall meet the guidelines of the Department of Housing and Urban Development Section 8 Program. The rights, obligations and remedies of this chapter shall be in addition to all other rights, obligations and remedies provided by law and shall not alter or abridge the rights, obligations and remedies available to residential landlords and tenants pursuant to Sections 89-7-1 through 89-7-125.

(2) The following arrangements are not governed by this chapter:

(a) Residence at an institution, public or private, if incidental to detention or the provision of medical, geriatric, educational, counseling, religious or similar service;

(b) Occupancy under a contract of sale of a dwelling unit or the property of which it is a part, if the occupant is the purchaser or a person who succeeds to his interest;
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ST: Landlord/Tenant Act; require that certain properties meet federal guidelines.

SECTION 2. This act shall take effect and be in force from and after July 1, 2003.