

1 _____ BILL NO. _____

2 INTRODUCED BY _____
3 (Primary Sponsor)

4 A BILL FOR AN ACT ENTITLED: "AN ACT PROVIDING CERTAIN DEFAULT DEFINITIONS FOR
5 COVENANTS LIMITING THE USE OF REAL PROPERTY; AND PROVIDING AN IMMEDIATE EFFECTIVE
6 DATE."

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8 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

9
10 NEW SECTION. Section 1. Default definitions -- commercial or residential use. Unless the terms
11 of the covenant provide otherwise, the following definitions apply to a restrictive covenant limiting the use of real
12 property:

13 (1) "Business use", "business purpose", "commercial use", or "commercial purpose" includes a
14 business that requires a license, permit, or certification issued by a state health department or a local health
15 department.

16 (2) "Residential use" or "residential purpose" includes the lease or rental of a home, dwelling, or lot for
17 a home or dwelling, for a term of not less than 30 days that conforms to the provisions of Title 70, chapters 24,
18 25, and 33.

19
20 NEW SECTION. Section 2. Codification instruction. [Section 1] is intended to be codified as an
21 integral part of Title 70, chapter 17, part 2, and the provisions of Title 70, chapter 17, part 2, apply to [section 1].

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23 NEW SECTION. Section 3. Effective date. [This act] is effective on passage and approval.

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