

TITLE 2: NATURAL RESOURCES
DIVISION 4: LAND RESOURCES

§ 40202. Rent: Duration of Tenancies.

(a) Unless otherwise agreed, rent is payable without demand or notice; periodic rent is payable at the beginning of each rent payment period; and rent is uniformly apportionable from day to day.

(b) If the rent agreement contains no provision as to duration of the tenancy, the duration is determined by the periods for which the rent is payable. If the rent is payable weekly, then the tenancy is from week to week; if payable monthly, tenancy is from month to month; if payable quarterly, tenancy is from quarter to quarter; if payable yearly, tenancy is from year to year.

(c) When any tenancy created by an instrument in writing, the term of which is limited, has expired and the tenant holds over in the possession of the premises without renewing the lease by some further instrument in writing then such holding over shall be construed to be a tenancy at sufferance. The mere payment of or acceptance of rent shall not be construed to be a renewal of the term, but if the holding over be continued with the written consent of the lessor then the tenancy shall become a tenancy at will as described in subsection (b) of this section.

Source: PL 10-67, § 4.