

**SENATE  
STATE OF MINNESOTA  
NINETY-SECOND SESSION**

**S.F. No. 118**

(SENATE AUTHORS: CHAMPION)

DATE  
01/14/2021

D-PG

Introduction and first reading  
Referred to Civil Law and Data Practices Policy

OFFICIAL STATUS

1.1 A bill for an act  
1.2 relating to housing; landlord and tenant; prescribing when an eviction action may  
1.3 be disclosed in a residential tenant report; amending Minnesota Statutes 2020,  
1.4 section 504B.241, subdivision 5.

1.5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.6 Section 1. Minnesota Statutes 2020, section 504B.241, subdivision 5, is amended to read:

1.7 Subd. 5. **Eviction action coding.** (a) The court shall indicate on the court file or any  
1.8 summary of a court file the specific basis of the court's decision in an eviction action  
1.9 according to codes developed by the court that, at a minimum, indicates if the basis of the  
1.10 court's decision is nonpayment of rent, a violation of the covenants under section 504B.161  
1.11 or 504B.171, other breach of a lease agreement, or a counterclaim for possession of the  
1.12 premises under section 504B.385. The court shall indicate on the court file whether an  
1.13 eviction action is pending or if a verdict or finding has been reached as provided in section  
1.14 504B.355 and, if so, whether it is in favor of the plaintiff or defendant.

1.15 (b) A residential tenant screening service must not include information in a residential  
1.16 tenant report relating to an eviction action unless a verdict of the jury or finding of the court  
1.17 has been reached in favor of the plaintiff as provided in section 504B.355.