

SENATE
STATE OF MINNESOTA
NINETY-THIRD SESSION

S.F. No. 3492

(SENATE AUTHORS: MOHAMED, Port and Pha)

DATE	D-PG	OFFICIAL STATUS
02/12/2024	11546	Introduction and first reading Referred to Housing and Homelessness Prevention
02/15/2024	11619	Authors added Port; Pha
02/26/2024	11742a	Comm report: To pass as amended and re-refer to Judiciary and Public Safety
04/02/2024	12901a	Comm report: To pass as amended
	13329	Second reading
04/08/2024	13545a	Special Order: Amended
	13557	Third reading Passed
04/24/2024	14453	Returned from House with amendment
	14454	Senate not concur, conference committee of 3 requested
04/29/2024	15570	Senate conferees Mohamed; Oumou Verbeten; Housley
05/01/2024	15595	House conferees Agbaje; Howard; Myers
05/17/2024	17283c	Conference committee report, delete everything
	17300	Motion to reject CC report, did not prevail
	17301	Senate adopted CC report and repassed bill
	17301	Third reading

1.1 A bill for an act

1.2 relating to housing; amending provisions relating to residential housing leases;

1.3 providing for landlord and tenant rights and obligations; providing for tenant

1.4 screening; providing for tenant associations; providing for certain enforcement;

1.5 making clarifying, technical, and conforming changes to landlord and tenant

1.6 provisions; amending Minnesota Statutes 2022, sections 504B.001, subdivision

1.7 14, by adding subdivisions; 504B.113, subdivision 3; 504B.173, by adding a

1.8 subdivision; 504B.177; 504B.204; 504B.205, subdivisions 2, 3; 504B.206,

1.9 subdivisions 1, 2, 3, 6; 504B.241, subdivision 4; 504B.245; 504B.285, subdivision

1.10 1; 504B.385, subdivision 2; Minnesota Statutes 2023 Supplement, sections 484.014,

1.11 subdivision 3; 504B.144; 504B.161, subdivision 1; 504B.266, subdivision 2;

1.12 504B.268, subdivision 1; 504B.345, subdivision 1; proposing coding for new law

1.13 in Minnesota Statutes, chapter 504B; repealing Minnesota Statutes 2023

1.14 Supplement, section 504B.331.

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

1.16 Section 1. Minnesota Statutes 2023 Supplement, section 484.014, subdivision 3, is amended
1.17 to read:

1.18 Subd. 3. **Mandatory expungement.** (a) ~~Except for clause (6),~~ The court shall, without
1.19 motion by any party except for clauses (6) and (7), order expungement of an eviction case:

1.20 (1) commenced solely on the grounds provided in section 504B.285, subdivision 1,
1.21 clause (1), if the court finds that the defendant occupied real property that was subject to
1.22 contract for deed cancellation or mortgage foreclosure and:

1.23 (i) the time for contract cancellation or foreclosure redemption has expired and the
1.24 defendant vacated the property prior to commencement of the eviction action; or

2.1 (ii) the defendant was a tenant during the contract cancellation or foreclosure redemption
 2.2 period and did not receive a notice under section 504B.285, subdivision 1a, 1b, or 1c, to
 2.3 vacate on a date prior to commencement of the eviction case;

2.4 (2) if the defendant prevailed on the merits;

2.5 (3) if the ~~court dismissed the plaintiff's complaint~~ is dismissed for any reason;

2.6 (4) if the parties to the action have agreed to an expungement;

2.7 (5) three years after the eviction was ordered; ~~or~~

2.8 (6) upon motion of a defendant, if an eviction action has been filed in violation of section
 2.9 504B.285, subdivision 1, paragraph (b); or

2.10 (7) upon motion of a defendant, if the case is settled and the defendant fulfills the terms
 2.11 of the settlement.

2.12 (b) If a tenant brings a motion for the expungement of an eviction, the court shall order
 2.13 the expungement of an eviction case that was commenced on the grounds of a violation of
 2.14 section 504B.171 or any other claim of breach regardless of when the original eviction was
 2.15 ordered, if the tenant could receive an automatic expungement under section 609A.055, or
 2.16 if the breach was based solely on the possession of marijuana or tetrahydrocannabinols.

2.17 **EFFECTIVE DATE.** This section is effective 30 days following the date of final
 2.18 enactment.

2.19 Sec. 2. Minnesota Statutes 2022, section 504B.001, is amended by adding a subdivision
 2.20 to read:

2.21 Subd. 13a. **Tenant association.** "Tenant association" means a group of tenants from
 2.22 two or more rental units that are owned or operated by the same landlord who form or
 2.23 maintain an organization, whether incorporated or unincorporated, to improve housing
 2.24 conditions, amenities, community life, or the contractual position of the member tenants.

2.25 Sec. 3. Minnesota Statutes 2022, section 504B.001, is amended by adding a subdivision
 2.26 to read:

2.27 Subd. 13b. **Tenant organizer.** "Tenant organizer" means a tenant or another who assists
 2.28 residential tenants in establishing and operating a tenant association and is not an employee
 2.29 or representative of the current or prospective landlord, property owner, manager, or agent
 2.30 of the landlord.

3.1 Sec. 4. Minnesota Statutes 2022, section 504B.001, subdivision 14, is amended to read:

3.2 Subd. 14. **Violation.** "Violation" means:

3.3 (1) a violation of any state, county or city health, safety, housing, building, fire prevention,
3.4 or housing maintenance code applicable to the building;

3.5 (2) a violation of ~~any of the covenants set forth in section 504B.161, subdivision 1,~~
3.6 ~~clause (1) or (2), or in section 504B.171, subdivision 1~~ this chapter; or

3.7 (3) a violation of any federal, state, county, or city laws protecting tenants from
3.8 discrimination;

3.9 (4) a violation of any applicable tenant rights and landlord obligations for public and
3.10 subsidized tenancies under local, state, or federal law; or

3.11 ~~(3)~~ (5) a violation of an oral or written agreement, lease, or contract for the rental of a
3.12 dwelling in a building.

3.13 Sec. 5. Minnesota Statutes 2022, section 504B.001, is amended by adding a subdivision
3.14 to read:

3.15 Subd. 16. **Abandonment.** (a) "Abandonment of tenancy" means the intentional and
3.16 voluntary absolute relinquishment of premises by the residential tenant.

3.17 (b) "Abandonment of personal property" means a residential tenant leaving some of the
3.18 tenant's personal property on the premises after permanently vacating the property.

3.19 Sec. 6. Minnesota Statutes 2022, section 504B.113, subdivision 3, is amended to read:

3.20 Subd. 3. **Additional fees or deposits prohibited; disclosure required.** (a) A landlord
3.21 must not require a tenant with a reasonable accommodation under this section to pay an
3.22 additional fee, charge, or deposit for the service or support animal. A tenant is liable to the
3.23 landlord for any damage to the premises caused by the service or support animal.

3.24 (b) If a landlord requires an additional fee, charge, or deposit pursuant to a pet policy,
3.25 the landlord must disclose in the lease the prohibition on additional fees, charges, or deposits
3.26 for service or support animals under this section.

3.27 (c) A tenant may bring an action to recover any fees, charges, or deposits paid to a
3.28 landlord pursuant to a pet policy if:

3.29 (1) the landlord fails to provide the disclosure required in paragraph (b); and

4.1 (2) the tenant demonstrates that the tenant would have requested a reasonable
 4.2 accommodation and would likely have received a reasonable accommodation had the
 4.3 landlord provided the disclosure under paragraph (b).

4.4 **Sec. 7. [504B.117] INDIVIDUAL TAXPAYER IDENTIFICATION NUMBER.**

4.5 A landlord must provide on a rental application the option for a prospective tenant to
 4.6 submit an individual taxpayer identification number or a Social Security number as follows:

4.7 "SSN or ITIN:"

4.8 A landlord must not deny a rental application solely because the prospective tenant provided
 4.9 an individual taxpayer identification number. Nothing in this section prevents a landlord
 4.10 from denying an application if the consumer credit report attached to an individual taxpayer
 4.11 identification number is insufficient.

4.12 Sec. 8. Minnesota Statutes 2023 Supplement, section 504B.144, is amended to read:

4.13 **504B.144 EARLY RENEWAL OF LEASE.**

4.14 ~~A landlord must wait until six months from the expiration of the current lease before~~
 4.15 ~~requiring a tenant to renew the lease~~ may not require a tenant to renew a lease sooner than
 4.16 six months prior to the expiration of the current lease, if the lease is for a period of time
 4.17 longer than ten months. Nothing prevents a landlord from waiting until closer to the
 4.18 expiration of a lease to ask a tenant to renew the lease. Any provision, whether oral or
 4.19 written, of any lease or other agreement whereby any provision of this section is waived by
 4.20 a tenant is contrary to public policy and void.

4.21 **Sec. 9. [504B.153] NEW CONSTRUCTION DELAYS; TENANT REMEDIES.**

4.22 Subdivision 1. **Definition; new construction.** For purposes of this section, "new
 4.23 construction" means a new building, rehabilitation, modification, reconstruction, any physical
 4.24 changes altering the use or occupancy of the dwelling units, or an addition to a building.

4.25 Subd. 2. **Requirements if landlord cannot deliver occupancy.** (a) If a landlord is
 4.26 informed by a builder or otherwise knows that a new construction for rental occupancy will
 4.27 not be available for occupancy by the move-in date established in the lease agreement, the
 4.28 landlord must, within seven days and prior to the move-in date, notify every tenant affected
 4.29 and offer the following choices to the tenant to be accepted at the tenant's option:

5.1 (1) alternative housing provided by the landlord that is reasonably equivalent in size,
 5.2 amenities, and location to the unit described in the lease agreement, unless otherwise agreed
 5.3 upon by the tenant, until the unit may be lawfully inhabited;

5.4 (2) payment from the landlord to the tenant, equivalent to the cost of rent established in
 5.5 the lease agreement, to mitigate the costs of alternative housing secured by the tenant until
 5.6 the unit described in the lease agreement may be lawfully inhabited; or

5.7 (3) termination of the lease agreement and a return to the tenant of all amounts paid to
 5.8 the landlord, including any rent, deposit, and other payments incurred in entering the lease
 5.9 agreement.

5.10 (b) If a tenant exercises options under paragraph (a), clause (1) or (2), the landlord must
 5.11 provide the tenant with reimbursements related to security deposits, application fees, parking
 5.12 fees, pet fees, and any other fees reasonably associated with securing alternative housing.

5.13 (c) Tenants exercising options under paragraph (a), clause (1) or (2), may terminate their
 5.14 lease agreement under paragraph (a), clause (3), if the new construction for rental occupancy
 5.15 is not available for tenant occupancy within 90 days of the move-in date established in the
 5.16 lease agreement.

5.17 Subd. 3. **Waiver.** Any provision, whether oral or written, of any lease or other agreement,
 5.18 whereby any provision of this section is waived by a tenant, is contrary to public policy and
 5.19 void.

5.20 Subd. 4. **Remedies.** (a) A violation by the landlord of subdivision 2 is a violation of
 5.21 section 504B.375. A tenant aggrieved by a violation by the landlord of subdivision 2 may
 5.22 elect the following remedy:

5.23 (1) recovery under section 504B.231; or

5.24 (2) recover the greater of one month's rent, \$1,000, or actual damages, plus reasonable
 5.25 attorney fees and court costs.

5.26 (b) The remedies available under this section are in addition to any other remedies
 5.27 available at equity or law.

5.28 **Sec. 10. [504B.154] TENANT ABANDONMENT OF DWELLING.**

5.29 Subdivision 1. **Abandonment.** (a) If a residential tenant abandons a dwelling unit during
 5.30 the lease term, the landlord shall make reasonable efforts to rent it at a fair rental value. If
 5.31 the landlord rents the dwelling unit for a term beginning before the expiration of the rental
 5.32 agreement, the agreement is terminated on the date the new tenancy begins. The rental

6.1 agreement is terminated by the landlord on the date the landlord has notice of the
6.2 abandonment if the landlord fails to use reasonable efforts to rent the dwelling unit at a fair
6.3 rental value or if the landlord accepts the abandonment as a surrender. The tenant shall not
6.4 be liable for rent after the termination of the tenancy.

6.5 (b) If the rental agreement was for a periodic tenancy or tenancy at will, the maximum
6.6 rent liability for the tenant is the notice period required to end the lease from the date the
6.7 landlord has notice of the abandonment.

6.8 Subd. 2. **Waiver prohibited.** Any waiver of the rights provided by this section shall be
6.9 void and unenforceable.

6.10 Sec. 11. Minnesota Statutes 2023 Supplement, section 504B.161, subdivision 1, is amended
6.11 to read:

6.12 Subdivision 1. **Requirements.** (a) In every lease or license of residential premises, the
6.13 landlord or licensor covenants:

6.14 (1) that the premises and all common areas are fit for the use intended by the parties;

6.15 (2) to keep the premises and all common areas in reasonable repair during the term of
6.16 the lease or license, including services and conditions listed in section 504B.381, subdivision
6.17 1, and extermination of insects, rodents, vermin, or other pests on the premises, except when
6.18 the disrepair has been caused by the willful, malicious, or irresponsible conduct of the tenant
6.19 or licensee or a person under the direction or control of the tenant or licensee;

6.20 (3) to make the premises and all common areas reasonably energy efficient by installing
6.21 weatherstripping, caulking, storm windows, and storm doors when any such measure will
6.22 result in energy procurement cost savings, based on current and projected average residential
6.23 energy costs in Minnesota, that will exceed the cost of implementing that measure, including
6.24 interest, amortized over the ten-year period following the incurring of the cost;

6.25 (4) to maintain the premises and all common areas in compliance with the applicable
6.26 health and safety laws of the United States, of the state, and of the local units of government,
6.27 including ordinances regulating rental licensing, where the premises are located during the
6.28 term of the lease or license, except when violation of the health and safety laws has been
6.29 caused by the willful, malicious, or irresponsible conduct of the tenant or licensee or a
6.30 person under the direction or control of the tenant or licensee; and

6.31 (5) to supply or furnish heat at a minimum temperature of 68 degrees Fahrenheit from
6.32 October 1 through April 30, unless a utility company requires and instructs the heat to be
6.33 reduced.

7.1 (b) The parties to a lease or license of residential premises may not waive or modify the
7.2 covenants imposed by this section.

7.3 Sec. 12. Minnesota Statutes 2022, section 504B.173, is amended by adding a subdivision
7.4 to read:

7.5 Subd. 3a. **Denial based on pending cases.** No landlord may deny a rental application
7.6 based on any of the following:

7.7 (1) a pending eviction action;

7.8 (2) any court file that is not public, has been expunged, or has been destroyed; or

7.9 (3) any eviction action that has not resulted in a writ of recovery of premises and order
7.10 to vacate, as that term is defined in section 504B.001, subdivision 15.

7.11 Sec. 13. Minnesota Statutes 2022, section 504B.177, is amended to read:

7.12 **504B.177 LATE FEES.**

7.13 (a) A landlord of a residential building may not charge a late fee if the rent is paid after
7.14 the due date, unless the tenant and landlord have agreed in writing that a late fee may be
7.15 imposed. The agreement must specify when the late fee will be imposed. In no case may
7.16 the late fee exceed eight percent of the overdue rent payment. Any late fee charged or
7.17 collected is not considered to be either interest or liquidated damages. For purposes of this
7.18 paragraph, the "due date" does not include a date, earlier than the date contained in the
7.19 written or oral lease by which, if the rent is paid, the tenant earns a discount.

7.20 (b) Notwithstanding paragraph (a), if a federal statute, regulation, or handbook permitting
7.21 late fees for a tenancy subsidized under a federal program conflicts with paragraph (a), then
7.22 the landlord may publish and implement a late payment fee schedule that complies with the
7.23 federal statute, regulation, or handbook.

7.24 (c) A late fee charged by a landlord who has entered into a housing assistance payments
7.25 contract with the federal, state, or local government must be calculated and assessed only
7.26 on the portion of rent payable by the tenant. For the purposes of this paragraph, "housing
7.27 assistance payments contract" means programs described in United States Code, title 42,
7.28 sections 1437f and 1485, as well as other programs under which the landlord contracts to
7.29 receive rent from the tenant and also to receive payment from the government.

8.1 Sec. 14. Minnesota Statutes 2022, section 504B.204, is amended to read:

8.2 **504B.204 ACTION FOR RENTAL OF CONDEMNED RESIDENTIAL PREMISES.**

8.3 (a) A landlord, agent, or person acting under the landlord's direction or control may not
 8.4 accept rent or a security deposit for residential rental property from a tenant after the leased
 8.5 premises have been (1) condemned or declared unfit for human habitation, (2) ordered to
 8.6 be vacated due to violations of a housing, health, or fire code or rental licensing ordinance
 8.7 by the applicable federal, state, or local authority, if the tenancy commenced after the
 8.8 premises were condemned or declared unfit for human habitation, or (3) ordered to be
 8.9 vacated pursuant to a government taking. If a landlord, agent, or a person acting under the
 8.10 landlord's direction or control violates this section, the landlord is liable to the tenant for
 8.11 actual damages and an amount equal to three times the amount of all money collected from
 8.12 the tenant after date of condemnation or declaration, plus costs and attorney fees. A violation
 8.13 of this section violates section 504B.161. This section shall be liberally construed for the
 8.14 protection of tenants.

8.15 (b) The remedies provided in this section are in addition to and shall not limit other
 8.16 rights or remedies available to landlords and tenants. Any provision, whether oral or written,
 8.17 of any lease or other agreement, whereby any provision of this section is waived by a tenant,
 8.18 is contrary to public policy and void.

8.19 Sec. 15. Minnesota Statutes 2022, section 504B.205, subdivision 2, is amended to read:

8.20 Subd. 2. **Emergency calls permitted.** (a) A landlord may not:

8.21 (1) bar or limit a residential tenant's right to call for police or emergency assistance in
 8.22 response to domestic abuse or any other conduct, including but not limited to mental health
 8.23 or health crises; or

8.24 (2) impose a penalty on a residential tenant for calling for police or emergency assistance
 8.25 in response to domestic abuse or any other conduct, including but not limited to mental
 8.26 health or health crises.

8.27 (b) A residential tenant may not waive and a landlord may not require the residential
 8.28 tenant to waive the residential tenant's right to call for police or emergency assistance.

8.29 Sec. 16. Minnesota Statutes 2022, section 504B.205, subdivision 3, is amended to read:

8.30 Subd. 3. **Local preemption.** This section preempts any inconsistent local ordinance or
 8.31 rule including, without limitation, any ordinance or rule that:

9.1 (1) requires an eviction after a specified number of calls by a residential tenant for police
 9.2 or emergency assistance in response to domestic abuse or any other conduct, including but
 9.3 not limited to mental health or health crises; or

9.4 (2) provides that calls by a residential tenant for police or emergency assistance in
 9.5 response to domestic abuse or any other conduct, including but not limited to mental health
 9.6 or health crises, may be used to penalize or charge a fee to a landlord.

9.7 This subdivision shall not otherwise preempt any local ordinance or rule that penalizes
 9.8 a landlord for, or requires a landlord to abate, conduct on the premises that constitutes a
 9.9 nuisance or other disorderly conduct as defined by local ordinance or rule.

9.10 Sec. 17. Minnesota Statutes 2022, section 504B.206, subdivision 1, is amended to read:

9.11 Subdivision 1. **Right to terminate; procedure.** (a) A tenant to a residential lease may
 9.12 terminate a lease agreement in the manner provided in this section without penalty or liability,
 9.13 if the tenant or another authorized occupant fears imminent violence after being subjected
 9.14 to:

9.15 (1) domestic abuse, as that term is defined under section 518B.01, subdivision 2;

9.16 (2) criminal sexual conduct under sections 609.342 to 609.3451;

9.17 (3) sexual extortion under section 609.3458; or

9.18 (4) harassment under section 609.749.

9.19 (b) The tenant must provide signed and dated advance written notice to the landlord:

9.20 (1) stating the tenant fears imminent violence from a person as indicated in a qualifying
 9.21 document against the tenant or an authorized occupant if the tenant or authorized occupant
 9.22 remains in the leased premises;

9.23 (2) stating that the tenant needs to terminate the tenancy;

9.24 (3) providing the date by on which the ~~tenant will vacate~~ lease will terminate; and

9.25 (4) providing written instructions for the disposition of any remaining personal property
 9.26 in accordance with section 504B.271.

9.27 (c) The written notice must be delivered before the termination of the tenancy by mail,
 9.28 ~~fax, or~~ in person, or by a form of written communication the plaintiff regularly uses to
 9.29 communicate with the landlord, and be accompanied by a qualifying document. The tenancy
 9.30 terminates for the tenant who exercises the right granted under this subdivision, including
 9.31 the right of possession of the premises, on the date provided in the notice required under

10.1 paragraph (b). Vacation of the premises under this section by the tenant prior to the date
 10.2 provided in the notice does not constitute termination of the tenancy for the purposes of this
 10.3 section.

10.4 (d) The landlord may request that the tenant disclose the name of the perpetrator and, if
 10.5 a request is made, inform the tenant that the landlord seeks disclosure to protect other tenants
 10.6 in the building. The tenant may decline to provide the name of the perpetrator for safety
 10.7 reasons. Disclosure shall not be a precondition of terminating the lease.

10.8 ~~(e) The tenancy terminates, including the right of possession of the premises, as provided~~
 10.9 ~~in subdivision 3.~~

10.10 **EFFECTIVE DATE.** This section is effective 30 days following the date of final
 10.11 enactment.

10.12 Sec. 18. Minnesota Statutes 2022, section 504B.206, subdivision 2, is amended to read:

10.13 Subd. 2. **Treatment of information.** (a) A landlord must not disclose:

10.14 (1) any information provided to the landlord by a tenant in the written notice required
 10.15 under subdivision 1, paragraph (b);

10.16 (2) any information contained in the qualifying document;

10.17 (3) the address or location to which the tenant has relocated; or

10.18 (4) the status of the tenant as a victim of violence.

10.19 (b) The information referenced in paragraph (a) must not be entered into any shared
 10.20 database or provided to any person or entity but may be used when required as evidence in
 10.21 an eviction proceeding, action for unpaid rent or damages arising out of the tenancy, claims
 10.22 under section 504B.178, with the consent of the tenant, or as otherwise required by law.

10.23 (c) A landlord who violates this section is liable to the tenant for statutory damages of
 10.24 \$2,000, plus reasonable attorney fees and costs.

10.25 **EFFECTIVE DATE.** This section is effective August 1, 2024.

10.26 Sec. 19. Minnesota Statutes 2022, section 504B.206, subdivision 3, is amended to read:

10.27 Subd. 3. **Liability for rent; termination of tenancy.** (a) A tenant who is a sole tenant
 10.28 and is terminating a lease under subdivision 1 is responsible for the rent payment for the
 10.29 full month in which the tenancy terminates. The tenant ~~forfeits~~ relinquishes all claims for
 10.30 the return of the security deposit under section 504B.178 and is relieved of any other

11.1 contractual obligation for payment of rent or any other charges for the remaining term of
 11.2 the lease, except as provided in this section. In a sole tenancy, the tenancy terminates on
 11.3 the date specified in the notice provided to the landlord as required under subdivision 1.

11.4 (b) In a tenancy with multiple tenants, one of whom is terminating the lease under
 11.5 subdivision 1, any lease governing all remaining tenants is terminated at the later of the end
 11.6 of the month or the end of the rent interval in which one tenant terminates the lease under
 11.7 subdivision 1. All tenants are responsible for the rent payment for the full month in which
 11.8 the tenancy terminates. Upon termination, all tenants ~~forfeit~~ relinquish all claims for the
 11.9 return of the security deposit under section 504B.178 and are relieved of any other contractual
 11.10 obligation for payment of rent or any other charges for the remaining term of the lease,
 11.11 except as provided in this section. Any tenant whose tenancy was terminated under this
 11.12 paragraph may reapply to enter into a new lease with the landlord.

11.13 (c) This section does not affect a tenant's liability for delinquent, unpaid rent or other
 11.14 amounts owed to the landlord before the lease was terminated by the tenant under this
 11.15 section.

11.16 (d) Except as provided in section 504B.285, subdivision 1, paragraph (b), a landlord
 11.17 may not commence an eviction action against a tenant who has terminated a lease as provided
 11.18 in this section.

11.19 **EFFECTIVE DATE.** This section is effective 30 days following the date of final
 11.20 enactment.

11.21 Sec. 20. Minnesota Statutes 2022, section 504B.206, subdivision 6, is amended to read:

11.22 Subd. 6. **Definitions.** For purposes of this section, the following terms have the meanings
 11.23 given:

11.24 (1) "court official" means a judge, referee, court administrator, prosecutor, probation
 11.25 officer, or victim's advocate, whether employed by or under contract with the court, who
 11.26 is authorized to act on behalf of the court;

11.27 (2) "qualified third party" means a person, acting in an official capacity, who has ~~had~~
 11.28 ~~in-person contact with~~ provided professional services to the tenant and is:

11.29 (i) a licensed health care professional operating within the scope of the license;

11.30 (ii) a domestic abuse advocate, as that term is defined in section 595.02, subdivision 1,
 11.31 paragraph (1); or

12.1 (iii) a sexual assault counselor, as that term is defined in section 595.02, subdivision 1,
12.2 paragraph (k);

12.3 (3) "qualifying document" means:

12.4 (i) a valid order for protection issued under chapter 518B;

12.5 (ii) a no contact order currently in effect, issued under section 629.75 or chapter 609;

12.6 (iii) a writing produced and signed by a court official, acting in an official capacity,
12.7 documenting that the tenant or authorized occupant is a victim of domestic abuse, as that
12.8 term is defined under section 518B.01, subdivision 2, criminal sexual conduct under sections
12.9 609.342 to 609.3451, sexual extortion under section 609.3458, or harassment under section
12.10 609.749, and naming the perpetrator, if known;

12.11 (iv) a writing produced and signed by a city, county, state, or tribal law enforcement
12.12 official, acting in an official capacity, documenting that the tenant or authorized occupant
12.13 is a victim of domestic abuse, as that term is defined under section 518B.01, subdivision 2,
12.14 criminal sexual conduct under sections 609.342 to 609.3451, sexual extortion under section
12.15 609.3458, or harassment under section 609.749, and naming the perpetrator, if known; or

12.16 (v) a statement by a qualified third party, in the following form:

12.17 STATEMENT BY QUALIFIED THIRD PARTY

12.18 I, (name of qualified third party), do hereby verify as follows:

12.19 1. I am a licensed health care professional, domestic abuse advocate, as that term is
12.20 defined in section 595.02, subdivision 1, paragraph (l), or sexual assault counselor, as that
12.21 term is defined in section 595.02, subdivision 1, paragraph (k), who has ~~had in-person~~
12.22 ~~contact with~~ provided professional services to (name of victim(s)).

12.23 2. I have a reasonable basis to believe (name of victim(s)) is a victim/are
12.24 victims of domestic abuse, criminal sexual conduct, sexual extortion, or harassment and
12.25 fear(s) imminent violence against the individual or authorized occupant if the individual
12.26 remains (the individuals remain) in the leased premises.

12.27 3. I understand that the person(s) listed above may use this document as a basis for
12.28 gaining a release from the lease.

12.29 I attest that the foregoing is true and correct.

12.30 (Printed name of qualified third party)

12.31 (Signature of qualified third party)

13.1 (Business address and business telephone)

13.2 (Date)

13.3 **EFFECTIVE DATE.** This section is effective 30 days following the date of final
 13.4 enactment.

13.5 Sec. 21. **[504B.212] TENANT RIGHT TO ORGANIZE; TENANT ASSOCIATIONS.**

13.6 Subdivision 1. **Tenant's right to organize.** (a) Residential tenants of a residential
 13.7 building have the right to establish and operate a tenant association for the purpose of
 13.8 addressing issues related to their living environment, which includes the terms and conditions
 13.9 of their tenancy as well as activities related to housing and community development. Owners
 13.10 of residential rental units and their agents must allow residential tenants and tenant organizers
 13.11 to conduct activities related to the establishment or organization of a residential tenant
 13.12 organization, including but not limited to:

13.13 (1) distributing information or leaflets in the common areas of the residential building,
 13.14 including bulletin or community boards;

13.15 (2) distributing information or leaflets to individual units in a residential building;

13.16 (3) initiating contact with tenants through mail, telephone, or electronically;

13.17 (4) initiating contact with tenant units to offer information on tenant organizations or
 13.18 survey tenants on interest in tenant associations;

13.19 (5) assisting tenants in participating in tenant association activities; and

13.20 (6) convening tenant association meetings in a space at the residential building.

13.21 (b) Nothing in this section requires a landlord to provide a tenant association or tenant
 13.22 organizer with information about a tenant, including the tenant's mailing address, telephone
 13.23 number, or electronic contact information.

13.24 (c) A tenant association using the rights provided in this chapter must adopt bylaws or
 13.25 an operating agreement related to the internal governance of the tenant association.

13.26 (d) A tenant association must be completely independent of owners, management, and
 13.27 their representatives. To preserve the independence of the tenant association, management
 13.28 representatives from the owner of a residential tenant building may not attend meetings
 13.29 unless invited by the tenant association to specific meetings to discuss a specific issue.

13.30 (e) A tenant organizer who is not a residential tenant of the landlord must be accompanied
 13.31 in the residential building by a tenant who resides in the building.

14.1 (f) No landlord shall prohibit or adopt any rule prohibiting residential tenants or
 14.2 nonresident tenant organizers from peacefully organizing, assembling, canvassing, leafleting,
 14.3 or otherwise exercising within the building their right of free expression for tenant organizing
 14.4 purposes. A landlord may not require tenants and tenant organizers to obtain prior permission
 14.5 to engage in protected activities. A landlord may not adopt and enforce rules that set
 14.6 unreasonable limits as to time, place, and manner of the meetings or communication with
 14.7 tenants in the building.

14.8 Subd. 2. **Retaliation prohibited.** (a) A landlord may not increase rent, decrease services,
 14.9 alter an existing rental agreement, file a legal action against a tenant, contact federal or state
 14.10 law enforcement related to a tenant's immigration status, or seek to recover possession or
 14.11 threaten any such action in whole or in part in retaliation after a tenant:

14.12 (1) reports a code violation to a government agency, elected official, or other government
 14.13 official responsible for the enforcement of a building, housing, health, or safety code;

14.14 (2) reports a building, housing, health, or safety code violation, or a violation of this
 14.15 chapter, to a community organization or the news media;

14.16 (3) seeks the assistance of a community organization or others, including but not limited
 14.17 to a media or news organization, for assistance with a code violation or a violation of this
 14.18 chapter;

14.19 (4) makes a request that the landlord of a residential building make repairs to the premises
 14.20 as required by this chapter, or remedy a building or health code, other regulation, or uphold
 14.21 portions of the residential rental agreement;

14.22 (5) joins or attempts to join a tenant association or similar organization; or

14.23 (6) testifies in any court or administrative proceeding concerning the condition of the
 14.24 premises or exercised any right or remedy provided by law.

14.25 (b) In any proceeding in which retaliation is alleged, the burden of proof shall be on the
 14.26 landlord, if the landlord's alleged retaliatory action was within 90 days of the tenant engaging
 14.27 in any of the activities identified in this subdivision. If the challenged action began more
 14.28 than 90 days after the resident engaged in the protected activity, the tenant claiming the
 14.29 landlord is retaliating has the burden of proof.

14.30 Subd. 3. **Penalties.** If a landlord, an agent, or other person acting under the landlord's
 14.31 direction or control unlawfully and in bad faith violates this section, the tenant may recover
 14.32 from the landlord up to \$1,000 per occurrence and reasonable attorney fees.

15.1 Sec. 22. Minnesota Statutes 2022, section 504B.241, subdivision 4, is amended to read:

15.2 Subd. 4. **Court file information.** (a) If a residential tenant screening service includes
15.3 information from a court file on an individual in a residential tenant report, the report must
15.4 provide the full name and date of birth of the individual in any case where the court file
15.5 includes the individual's full name and date of birth, and the outcome of the court proceeding
15.6 must be accurately recorded in the residential tenant report including the specific basis of
15.7 the court's decision, when available. ~~If a tenant screening service knows that a court file has
15.8 been expunged, the tenant screening service shall delete any reference to that file in any
15.9 data maintained or disseminated by the screening service.~~

15.10 (b) Every residential tenant screening service has an affirmative duty to update and
15.11 verify the current status of court files by accessing the Minnesota Court Records Online no
15.12 more than 24 hours prior to issuing a residential tenant screening report.

15.13 (c) Whenever the court supplies information from a court file on an individual, in
15.14 whatever form, the court shall include the full name and date of birth of the individual, if
15.15 that is indicated on the court file or summary, and information on the outcome of the court
15.16 proceeding, including the specific basis of the court's decision, coded as provided in
15.17 subdivision 5 for the type of action, when it becomes available.

15.18 (d) The residential tenant screening service is not liable under section 504B.245 if the
15.19 residential tenant screening service reports complete and accurate information as provided
15.20 by the court, consistent with paragraph (b).

15.21 Sec. 23. Minnesota Statutes 2022, section 504B.245, is amended to read:

15.22 **504B.245 TENANT REPORT; REMEDIES.**

15.23 ~~The remedies provided in section 8.31 apply to a violation of section 504B.241. In~~
15.24 addition to the remedies otherwise provided by law, any person injured by a violation of
15.25 section 504B.241 may bring a civil action against a residential tenant screening service or
15.26 ~~landlord in compliance with the provisions of the Fair Credit Reporting Act, United States~~
15.27 ~~Code, title 15, section 1681, et seq., is considered to be in compliance with section 504B.241.~~
15.28 and recover the greater of \$1,000 or actual damages, together with costs and disbursements,
15.29 including costs of investigation and reasonable attorney fees, and receive other equitable
15.30 relief as determined by the court. The attorney general has the authority to investigate and
15.31 prosecute violations of section 504B.241.

16.1 Sec. 24. Minnesota Statutes 2023 Supplement, section 504B.266, subdivision 2, is amended
16.2 to read:

16.3 Subd. 2. **Termination of lease upon infirmity of tenant.** (a) A tenant or the authorized
16.4 representative of the tenant may terminate the lease prior to the expiration of the lease in
16.5 the manner provided in subdivision 3 if the tenant has or, if there is more than one tenant,
16.6 ~~all one of~~ one of the tenants ~~have~~ has, been found by a medical professional to need to move into
16.7 a medical care facility and:

16.8 (1) require assistance with instrumental activities of daily living or personal activities
16.9 of daily living due to medical reasons or a disability;

16.10 (2) meet one of the nursing facility level of care criteria under section 144.0724,
16.11 subdivision 11; or

16.12 (3) have a disability or functional impairment in three or more of the areas listed in
16.13 section 245.462, subdivision 11a, so that self-sufficiency is markedly reduced because of
16.14 a mental illness.

16.15 (b) When a tenant requires an accessible unit as defined in section 363A.40, subdivision
16.16 1, and the landlord can provide an accessible unit in the same complex where the tenant
16.17 currently resides that is available within two months of the request, then the provisions of
16.18 this section do not apply and the tenant may not terminate the lease.

16.19 Sec. 25. Minnesota Statutes 2023 Supplement, section 504B.268, subdivision 1, is amended
16.20 to read:

16.21 Subdivision 1. **Right to counsel.** A defendant in ~~public~~ public housing subsidized by the United
16.22 States Department of Housing and Urban Development under Section 9 of the United States
16.23 Housing Act of 1937 or the Consolidated and Further Continuing Appropriations Act of
16.24 2012, Public Law 112-55, 125 Stat. 673, subject to an eviction action under sections
16.25 504B.281 to 504B.371 alleging breach of lease under section 504B.171 or 504B.285 who
16.26 is financially unable to obtain counsel has the right to counsel appointed by the court. The
16.27 complaint required by section 504B.321 shall include the notice on the first page of the
16.28 complaint in bold 12-point type: "If financially unable to obtain counsel, the defendant has
16.29 the right to a court-appointed attorney." At the initial hearing, the court shall ask the defendant
16.30 if the defendant wants court-appointed counsel and shall explain what such appointed counsel
16.31 can accomplish for the defendant.

17.1 Sec. 26. Minnesota Statutes 2022, section 504B.285, subdivision 1, is amended to read:

17.2 Subdivision 1. **Grounds.** (a) The person entitled to the premises may recover possession
17.3 by eviction when:

17.4 (1) any person holds over real property:

17.5 (i) after a sale of the property on an execution or judgment;

17.6 (ii) after the expiration of the time for redemption on foreclosure of a mortgage, or after
17.7 termination of contract to convey the property; or

17.8 (iii) after the expiration of the time for redemption on a real estate tax judgment sale;

17.9 (2) any person holds over real property after termination of the time for which it is
17.10 demised or leased to that person or to the persons under whom that person holds possession,
17.11 contrary to the conditions or covenants of the lease or agreement under which that person
17.12 holds, or after any rent becomes due according to the terms of such lease or agreement; or

17.13 (3) any tenant at will holds over after the termination of the tenancy by notice to quit.

17.14 (b) A landlord may not commence an eviction action against a tenant or authorized
17.15 occupant solely on the basis that the tenant or authorized occupant has been the victim of
17.16 any of the acts listed in section 504B.206, subdivision 1, paragraph (a). A landlord may not
17.17 commence an eviction action against a residential tenant who has terminated a lease as
17.18 provided in section 504B.206. Nothing in this paragraph should be construed to prohibit an
17.19 eviction action based on a breach of the lease or where a tenant has provided the written
17.20 notice under section 504B.206, subdivision 1, but failed to vacate on or before the date
17.21 provided in that notice. A landlord violating this paragraph is liable to the tenant for
17.22 reasonable attorney fees and costs incurred by the tenant for obtaining an expungement as
17.23 provided under section 484.014, subdivision 3.

17.24 **EFFECTIVE DATE.** This section is effective 30 days following the date of final
17.25 enactment.

17.26 Sec. 27. **[504B.332] SUMMONS AND COMPLAINT; HOW SERVED.**

17.27 Subdivision 1. **Definition.** For purposes of this section, "plaintiff" includes the plaintiff's
17.28 attorney, employees of the plaintiff's attorney, or any other agent of the plaintiff.

17.29 Subd. 2. **Generally.** (a) The summons and complaint must be served at least seven days
17.30 before the date of the court appearance specified in section 504B.321, in the manner provided
17.31 in subdivision 3 or 4.

18.1 (b) If the plaintiff regularly uses electronic written communication to communicate with
18.2 the defendant, the plaintiff must make a good faith attempt to communicate to the defendant
18.3 that an eviction hearing has been scheduled at least seven days before the date of the court
18.4 appearance specified in section 504B.321. This requirement is in addition to completing
18.5 service in the manner provided in subdivision 3 or 4. The communication must have a time
18.6 and date stamp, and include the date, time, and place of the hearing specified in the summons.
18.7 The communication must be delivered by means of electronic written communication that
18.8 the plaintiff regularly uses to communicate with the defendant or to the last known electronic
18.9 address the plaintiff has used to communicate with the defendant, unless the parties do not
18.10 communicate via any form of electronic written communication. The plaintiff must
18.11 substantially comply with this paragraph.

18.12 Subd. 3. **Personal or substitute service.** (a) If the defendant can be found in the county,
18.13 the summons and complaint must be served in the manner provided for service of a civil
18.14 action in district court.

18.15 (b) If the defendant cannot be found in the county, the summons and complaint may be
18.16 served at least seven days before the date of the court appearance by:

18.17 (1) leaving a copy of the summons and complaint at the defendant's last usual place of
18.18 abode with a person of suitable age and discretion residing there; or

18.19 (2) if the defendant had no place of abode, by leaving a copy of the summons and
18.20 complaint at the property described in the complaint with a person of suitable age and
18.21 discretion occupying the premises.

18.22 (c) At least three days before the date of the court appearance specified in section
18.23 504B.321, the plaintiff must file with the court an affidavit of personal or substitute service.

18.24 Subd. 4. **Service by mail and posting.** (a) If attempts at personal or substitute service
18.25 are unsuccessful, service of the summons and complaint may be made by mail and posting.

18.26 (b) If service by mail and posting is used, the following steps must occur no later than
18.27 seven days before the date of the court appearance specified in section 504B.321:

18.28 (1) the plaintiff must mail a copy of the summons and complaint to the defendant at the
18.29 defendant's last known address;

18.30 (2) for residential evictions only, there must be at least two attempts at personal service.
18.31 The personal service attempts must occur on different days at the last known address of the
18.32 defendant and be done in the manner provided for service of a summons and complaint in
18.33 a civil action in district court. At least one of the attempts must be made between the hours

19.1 of 6:00 p.m. and 10:00 p.m. Failure to serve the defendant, after the plaintiff complies with
19.2 this paragraph, is prima facie proof that attempts at personal or substitute service were
19.3 unsuccessful and that the defendant cannot be found in the county;

19.4 (3) the summons and complaint must be posted on the entry to the defendant's individual
19.5 unit. If the defendant occupies a multiunit building, the summons and complaint must be
19.6 posted on the door of the defendant's individual unit; and

19.7 (4) at least three days before the date of the court appearance specified in section
19.8 504B.321, the plaintiff must file with the court affidavits stating:

19.9 (i) the defendant cannot be found in the county, or that the plaintiff believes that the
19.10 defendant is not in the state;

19.11 (ii) a copy of the summons and complaint has been mailed to the defendant at the
19.12 defendant's last known address at least seven days before the date of the court appearance
19.13 specified in section 504B.321;

19.14 (iii) compliance with subdivision 2, paragraph (b), by providing the date and manner by
19.15 which the plaintiff attempted to communicate to the defendant in compliance with subdivision
19.16 2, paragraph (b), or stating that the plaintiff does not use electronic written communication
19.17 to regularly communicate with the defendant and does not have an electronic address for
19.18 the defendant;

19.19 (iv) if applicable, how the requirements of clause (2) were met, including the dates and
19.20 times of the attempts at service; and

19.21 (v) the date and time the summons and complaint were posted on the entry to the
19.22 defendant's individual unit.

19.23 Subd. 5. **Failure to appear.** If the defendant or the defendant's attorney does not appear
19.24 in court on the date of the appearance, the trial shall proceed.

19.25 Sec. 28. Minnesota Statutes 2023 Supplement, section 504B.345, subdivision 1, is amended
19.26 to read:

19.27 Subdivision 1. **General.** (a) If the court or jury finds for the plaintiff, the court shall
19.28 immediately enter judgment that the plaintiff shall have recovery of the premises, and shall
19.29 tax the costs against the defendant. The court shall issue execution in favor of the plaintiff
19.30 for the costs and also immediately issue a writ of recovery of premises and order to vacate.

19.31 (b) The court shall give priority in issuing a writ of recovery of premises and order to
19.32 vacate for an eviction action brought under section 504B.171 or on the basis that the tenant

20.1 is causing a nuisance or seriously endangers the safety of other residents, their property, or
 20.2 the landlord's property.

20.3 (c) If the court or jury finds for the defendant, then the court:

20.4 (1) shall enter judgment for the defendant, tax the costs against the plaintiff, and issue
 20.5 execution in favor of the defendant; and

20.6 (2) shall expunge the records relating to the action under the provisions of section 484.014
 20.7 or under the court's inherent authority at the time judgment is entered or after that time upon
 20.8 motion of the defendant.

20.9 (d) Except in actions brought: (1) ~~under section 504B.291;~~ (2) under section 504B.171;
 20.10 or ~~(3)~~ (2) on the basis that the residential tenant engages in behavior that seriously endangers
 20.11 the safety of other residents, or intentionally and seriously damages the property of the
 20.12 landlord or a tenant, the court shall stay the writ of recovery of premises and order to vacate
 20.13 for a reasonable period, not to exceed seven days. This paragraph does not apply when the
 20.14 court has issued a default judgment.

20.15 Sec. 29. Minnesota Statutes 2022, section 504B.385, subdivision 2, is amended to read:

20.16 Subd. 2. **Counterclaim for possession.** (a) The landlord may file a counterclaim for
 20.17 possession of the property in cases where the landlord alleges that the residential tenant did
 20.18 not deposit the full amount of rent with the court administrator.

20.19 (b) The court must set the date for a hearing on the counterclaim not less than seven nor
 20.20 more than 14 days from the day of filing the counterclaim. If the rent escrow hearing and
 20.21 the hearing on the counterclaim for possession cannot be heard on the same day, the matters
 20.22 must be consolidated and heard on the date scheduled for the hearing on the counterclaim.

20.23 (c) The contents of the counterclaim for possession must meet the requirements for a
 20.24 complaint under section 504B.321.

20.25 (d) The landlord must serve the counterclaim as provided in section ~~504B.331~~ 504B.332,
 20.26 except that the affidavit of service or mailing may be brought to the hearing rather than filed
 20.27 with the court before the hearing.

20.28 (e) The court must provide a simplified form for use under this section.

20.29 Sec. 30. **[504B.501] ATTORNEY GENERAL ENFORCEMENT.**

20.30 The attorney general has authority under section 8.31 to investigate and prosecute
 20.31 violations of this chapter.

21.1 Sec. 31. **REPEALER.**

21.2 Minnesota Statutes 2023 Supplement, section 504B.331, is repealed.

21.3 Sec. 32. **EFFECTIVE DATE.**

21.4 Except as otherwise specified, this act is effective January 1, 2025.

504B.331 SUMMONS; HOW SERVED.

(a) The summons and complaint must be served at least seven days before the date of the court appearance specified in section 504B.321, in the manner provided for service of a summons in a civil action in district court.

(b) If the defendant cannot be found in the county, the summons and complaint may be served at least seven days before the date of the court appearance by:

(1) leaving a copy at the defendant's last usual place of abode with a person of suitable age and discretion residing there; or

(2) if the defendant had no place of abode, by leaving a copy at the property described in the complaint with a person of suitable age and discretion occupying the premises.

(c) Failure of the sheriff to serve the defendant is prima facie proof that the defendant cannot be found in the county.

(d) Where the defendant cannot be found in the county, service of the summons and complaint may be made upon the defendant by posting the summons in a conspicuous place on the property for not less than one week if:

(1) the property described in the complaint is:

(i) nonresidential and no person actually occupies the property; or

(ii) residential and service has been attempted at least twice on different days, with at least one of the attempts having been made between the hours of 6:00 p.m. and 10:00 p.m.; and

(2) the plaintiff or the plaintiff's attorney has signed and filed with the court an affidavit stating that:

(i) the defendant cannot be found, or that the plaintiff or the plaintiff's attorney believes that the defendant is not in the state;

(ii) a copy of the summons has been mailed to the defendant at the defendant's last known address if any is known to the plaintiff; or

(iii) the plaintiff or plaintiff's attorney has communicated to the defendant that an eviction hearing has been scheduled, including the date, time, and place of the hearing specified in the summons, by at least one form of written communication the plaintiff regularly uses to communicate with the defendant that have a date and time stamp.

(e) If the defendant or the defendant's attorney does not appear in court on the date of the appearance, the trial shall proceed.