

Subject Service and support animals in public accommodations and housing

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Overview

This bill amends the laws related to service and support animals, specifically creating provisions that apply to landlords when a tenant has a service or support animal.

Summary

Section	Description
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| 1 | <p>Public accommodations.</p> <p>Removes the requirement that a service dog must have identification from a recognized school for service animals.</p> |
| 2 | <p>Real property full and equal access.</p> <p>Clarifies that a service animal does not have to wear a physical identification about its training, and that it can be determined that is an unfair discriminatory practice for the owner of housing to deny a person with a disability the use of a service animal even when the physical identification is not present. This section also removes language related to the person the section applies to.</p> |
| 3 | <p>Service and support animal documentation.</p> <p>Subd. 1. Definitions. Provides definitions for “service animal” and “support animal” for the chapter on landlord and tenant regulations.</p> <p>Subd. 2. Request for documentation permitted. Allows the landlord to request supporting documentation for a licensed professional verifying the disability when a tenant makes a reasonable accommodation request for a service or support animal. The landlord should not request written documentation when the disability is apparent to the landlord.</p> <p>Subd. 3. Additional fees or deposit prohibited. Provides that a landlord cannot charge additional fees or rent for a service or support animal. This section requires the tenant to pay for any damages cause by the animal.</p> |

Section **Description**

Subd. 4. Prohibited conduct. Provides that it is illegal to misrepresent that an animal is a service or support animal if it is not and that it is illegal to provide fraudulent documents to prove an animal is a support animal.

Subd. 5. Penalty. Provides that a landlord may deny a tenant's rental application or not approve the accommodation for a service or support animal if they violate this section. Clarifies that a landlord can still evict a tenant for a breach of the lease.



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