

1.1 moves to amend H.F. No. 3591, the first engrossment, as follows:

1.2 Delete everything after the enacting clause and insert:

1.3 "ARTICLE 1

1.4 TENANTS' RIGHTS

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

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

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

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

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

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

1.18 (3) if the court dismissed the plaintiff's complaint for any reason;

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

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

1.21 (6) upon motion of a defendant, if an eviction action has been filed in violation of section
1.22 504B.206, subdivision 3a; or

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

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

2.8 Sec. 2. Minnesota Statutes 2023 Supplement, section 504B.144, is amended to read:

2.9 **504B.144 EARLY RENEWAL OF LEASE.**

2.10 A landlord must wait until six months from the ~~expiration~~ execution of the current lease
2.11 before requiring a tenant to renew the lease, if the lease is for a period of time longer than
2.12 ten months. Nothing prevents a landlord from waiting until closer to the expiration of a
2.13 lease to ask a tenant to renew the lease. Any provision, whether oral or written, of any lease
2.14 or other agreement whereby any provision of this section is waived by a tenant is contrary
2.15 to public policy and void.

2.16 Sec. 3. Minnesota Statutes 2022, section 504B.177, is amended to read:

2.17 **504B.177 LATE FEES.**

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

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

2.29 (c) A late fee charged by a landlord who has entered into a housing assistance payments
2.30 contract with the federal or state government must be calculated and assessed only on the
2.31 portion of rent payable by the tenant. For the purposes of this paragraph, "housing assistance

3.1 payments contract" means a program described in United States Code, title 42, section
3.2 1437(f).

3.3 Sec. 4. Minnesota Statutes 2022, section 504B.205, subdivision 2, is amended to read:

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

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

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

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

3.13 Sec. 5. Minnesota Statutes 2022, section 504B.205, subdivision 3, is amended to read:

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

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

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

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

3.25 Sec. 6. Minnesota Statutes 2022, section 504B.205, subdivision 6, is amended to read:

3.26 Subd. 6. **Attorney general authority.** The attorney general has authority under section
3.27 8.31 to investigate and prosecute violations of this section, including situations involving
3.28 local ordinances.

4.1 Sec. 7. Minnesota Statutes 2022, section 504B.206, subdivision 1, is amended to read:

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

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

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

4.8 (3) sexual extortion under section 609.3458; or

4.9 (4) harassment under section 609.749.

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

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

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

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

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

4.18 (c) The written notice must be delivered before the termination of the tenancy by mail,
4.19 ~~fax, or~~ in person, or by a form of written communication the plaintiff regularly uses to
4.20 communicate with the landlord, and be accompanied by a qualifying document. The tenancy
4.21 terminates for the tenant who exercises the right granted under this subdivision, including
4.22 the right of possession of the premises, on the date provided in the notice required under
4.23 paragraph (b). Vacation of the premises under this section by the tenant prior to the date
4.24 provided in the notice does not constitute termination of the tenancy for the purposes of this
4.25 section.

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

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

5.1 Sec. 8. Minnesota Statutes 2022, section 504B.206, subdivision 2, is amended to read:

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

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

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

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

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

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

5.12 (c) A landlord who violates this section is liable to the tenant for statutory damages of
5.13 \$2,000, plus reasonable attorney fees and costs.

5.14 Sec. 9. Minnesota Statutes 2022, section 504B.206, subdivision 3, is amended to read:

5.15 Subd. 3. **Liability for rent; termination of tenancy.** (a) A tenant who is a sole tenant
5.16 and is terminating a lease under subdivision 1 is responsible for the rent payment for the
5.17 full month in which the tenancy terminates. The tenant ~~forfeits~~ relinquishes all claims for
5.18 the return of the security deposit under section 504B.178 and is relieved of any other
5.19 contractual obligation for payment of rent or any other charges for the remaining term of
5.20 the lease, except as provided in this section. In a sole tenancy, the tenancy terminates on
5.21 the date specified in the notice provided to the landlord as required under subdivision 1.

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

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

6.4 Sec. 10. Minnesota Statutes 2022, section 504B.206, is amended by adding a subdivision
6.5 to read:

6.6 Subd. 3a. **Eviction prohibited for victim of violence terminating lease.** (a) A landlord
6.7 may not initiate an eviction action against a residential tenant who has terminated a lease
6.8 as provided in this section. A landlord violating this subdivision is liable to the tenant for
6.9 reasonable attorney fees and costs incurred by the tenant for obtaining an expungement as
6.10 provided under section 484.014, subdivision 3.

6.11 (b) Notwithstanding paragraph (a), nothing prevents a landlord from taking an action
6.12 under section 504B.285 where a tenant has provided the written notice under subdivision
6.13 1, but failed to vacate on or before the date provided in that notice.

6.14 Sec. 11. Minnesota Statutes 2022, section 504B.206, subdivision 6, is amended to read:

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

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

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

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

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

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

6.27 (3) "qualifying document" means:

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

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

7.1 (iii) a writing produced and signed by a court official, acting in an official capacity,
 7.2 documenting that the tenant or authorized occupant is a victim of domestic abuse, as that
 7.3 term is defined under section 518B.01, subdivision 2, criminal sexual conduct under sections
 7.4 609.342 to 609.3451, sexual extortion under section 609.3458, or harassment under section
 7.5 609.749, and naming the perpetrator, if known;

7.6 (iv) a writing produced and signed by a city, county, state, or tribal law enforcement
 7.7 official, acting in an official capacity, documenting that the tenant or authorized occupant
 7.8 is a victim of domestic abuse, as that term is defined under section 518B.01, subdivision 2,
 7.9 criminal sexual conduct under sections 609.342 to 609.3451, sexual extortion under section
 7.10 609.3458, or harassment under section 609.749, and naming the perpetrator, if known; or

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

7.12 STATEMENT BY QUALIFIED THIRD PARTY

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

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

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

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

7.24 I attest that the foregoing is true and correct.

7.25 (Printed name of qualified third party)

7.26 (Signature of qualified third party)

7.27 (Business address and business telephone)

7.28 (Date)

8.1 Sec. 12. Minnesota Statutes 2023 Supplement, section 504B.331, is amended to read:

8.2 **504B.331 SUMMONS; HOW SERVED.**

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

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

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

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

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

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

8.17 (1) the property described in the complaint is:

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

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

8.21 and

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

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

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

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

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

9.3 Sec. 13. Minnesota Statutes 2023 Supplement, section 504B.345, subdivision 1, is amended
9.4 to read:

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

9.9 (b) The court shall give priority in issuing a writ of recovery of premises and order to
9.10 vacate for an eviction action brought under section 504B.171 or on the basis that the tenant
9.11 is causing a nuisance or seriously endangers the safety of other residents, their property, or
9.12 the landlord's property.

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

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

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

9.19 (d) Except in actions brought: (1) ~~under section 504B.291;~~ (2) under section 504B.171;
9.20 or ~~(3)~~ (2) on the basis that the residential tenant engages in behavior that seriously endangers
9.21 the safety of other residents, or intentionally and seriously damages the property of the
9.22 landlord or a tenant, the court shall stay the writ of recovery of premises and order to vacate
9.23 for a reasonable period, not to exceed seven days.

9.24 **ARTICLE 2**

9.25 **TENANT SCREENING**

9.26 Section 1. **[504B.117] INDIVIDUAL TAXPAYER IDENTIFICATION NUMBER.**

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

9.29 "SSN or ITIN:" ."

9.30 A landlord must not deny a rental application solely because the prospective tenant provided
9.31 an individual taxpayer identification number. Nothing in this section prevents a landlord

10.1 from denying an application if the consumer credit report attached to an individual taxpayer
10.2 identification number is insufficient.

10.3 Sec. 2. Minnesota Statutes 2022, section 504B.173, is amended by adding a subdivision
10.4 to read:

10.5 Subd. 3a. **Denial based on pending cases.** (a) No landlord may deny a rental application
10.6 based on any of the following:

10.7 (1) a pending eviction action;

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

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

10.11 (b) There shall be a rebuttable presumption that a landlord is in violation of this section
10.12 if it is established that the landlord:

10.13 (1) reviewed court records relating to a potential tenant and the records met the criteria
10.14 described in paragraph (a); and

10.15 (2) after reviewing the record or records, subsequently refuses to rent or offer a lease to
10.16 the potential tenant.

10.17 Sec. 3. Minnesota Statutes 2022, section 504B.173, subdivision 4, is amended to read:

10.18 Subd. 4. **Remedies.** (a) In addition to any other remedies, a landlord who violates ~~this~~
10.19 ~~section~~ subdivisions 1 to 3 is liable to the applicant for the applicant screening fee plus a
10.20 civil penalty of up to \$100, civil court filing costs, and reasonable attorney fees incurred to
10.21 enforce this remedy. A landlord who violates subdivision 3a is liable to the applicant for
10.22 the applicant screening fee plus a civil penalty of up to \$1,000, civil court filing costs, and
10.23 reasonable attorney fees incurred to enforce this remedy.

10.24 (b) A prospective tenant who provides materially false information on the application
10.25 or omits material information requested is liable to the landlord for damages, plus a civil
10.26 penalty of up to \$500, civil court filing costs, and reasonable attorney fees.

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

10.28 Subd. 4. **Court file information.** (a) If a residential tenant screening service includes
10.29 information from a court file on an individual in a residential tenant report, the report must
10.30 provide the full name and date of birth of the individual in any case where the court file

11.1 includes the individual's full name and date of birth, and the outcome of the court proceeding
11.2 must be accurately recorded in the residential tenant report including the specific basis of
11.3 the court's decision, when available. ~~If a tenant screening service knows that a court file has~~
11.4 ~~been expunged, the tenant screening service shall delete any reference to that file in any~~
11.5 ~~data maintained or disseminated by the screening service.~~

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

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

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

11.17 Sec. 5. Minnesota Statutes 2022, section 504B.245, is amended to read:

11.18 **504B.245 TENANT REPORT; REMEDIES.**

11.19 ~~The remedies provided in section 8.31 apply to a violation of section 504B.241. In~~
11.20 addition to the remedies otherwise provided by law, any person injured by a violation of
11.21 section 504B.241 may bring a civil action against a residential tenant screening service or
11.22 landlord in compliance with the provisions of the Fair Credit Reporting Act, United States
11.23 Code, title 15, section 1681, et seq., is considered to be in compliance with section 504B.241.
11.24 and recover the greater of \$1,000 or actual damages, together with costs and disbursements,
11.25 including costs of investigation and reasonable attorney fees, and receive other equitable
11.26 relief as determined by the court.

11.27 Sec. 6. Laws 2023, chapter 52, article 19, section 120, is amended to read:

11.28 **Sec. 120. EFFECTIVE DATE.**

11.29 Sections 117 ~~to~~ and 119 are effective January 1, 2024. Section 118 is effective January
11.30 1, 2024, and applies to cases filed before, on, or after that date.

11.31 **EFFECTIVE DATE.** This section is effective retroactively from January 1, 2024.

- 12.1 **ARTICLE 3**
- 12.2 **CONSTRUCTION AND REPAIRS FOR RESIDENTIAL RENTALS**
- 12.3 Section 1. **[504B.153] NEW CONSTRUCTION DELAYS; TENANT REMEDIES.**
- 12.4 **Subdivision 1. Definition; new construction.** For purposes of this section, "new
12.5 construction" means a new building, rehabilitation, modification, reconstruction, any physical
12.6 changes altering the use or occupancy of the dwelling units, or an addition to a building.
- 12.7 **Subd. 2. Requirements if landlord cannot deliver occupancy.** (a) If a landlord is
12.8 informed by a builder or otherwise knows that a new construction for rental occupancy will
12.9 not be available for occupancy by the move-in date established in the lease agreement, the
12.10 landlord must, within seven days and prior to the move-in date, notify every tenant affected
12.11 and offer the following choices to the tenant to be accepted at the tenant's option:
- 12.12 (1) alternative housing provided by the landlord that is reasonably equivalent in size,
12.13 amenities, and location to the unit described in the lease agreement, unless otherwise agreed
12.14 upon by the tenant, until the unit may be lawfully inhabited;
- 12.15 (2) payment from the landlord to the tenant, equivalent to the cost of rent established in
12.16 the lease agreement, to mitigate the costs of alternative housing secured by the tenant until
12.17 the unit described in the lease agreement may be lawfully inhabited; or
- 12.18 (3) termination of the lease agreement and a return to the tenant of all amounts paid to
12.19 the landlord, including any rent, deposit, and other payments incurred in entering the lease
12.20 agreement.
- 12.21 (b) If a tenant exercises options under paragraph (a), clause (1) or (2), the landlord must
12.22 provide the tenant with reimbursements related to security deposits, application fees, parking
12.23 fees, pet fees, and any other fees reasonably associated with securing alternative housing.
- 12.24 (c) Tenants exercising options under paragraph (a), clause (1) or (2), may terminate their
12.25 lease agreement under paragraph (a), clause (3), if the new construction for rental occupancy
12.26 is not available for tenant occupancy within 90 days of the move-in date established in the
12.27 lease agreement.
- 12.28 **Subd. 3. Waiver.** Any provision, whether oral or written, of any lease or other agreement,
12.29 whereby any provision of this section is waived by a tenant, is contrary to public policy and
12.30 void.
- 12.31 **Subd. 4. Remedies.** (a) A violation by the landlord of subdivision 2 is a violation of
12.32 section 504B.375. A tenant aggrieved by a violation by the landlord of subdivision 2 may
12.33 elect the following remedy:

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

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

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

13.6 **EFFECTIVE DATE.** This section is effective August 1, 2024, and applies to all leases
13.7 entered into on or after that date.

13.8 Sec. 2. **[504B.386] TENANT RIGHT TO REPAIR TO REMEDY VIOLATION.**

13.9 (a) In lieu of a rent escrow action under section 504B.381, 504B.385, or 504B.395, a
13.10 tenant may pay for the repairs in a residential rental unit after a 14-day notice and an
13.11 opportunity to repair has been provided to the landlord consistent with paragraph (b). The
13.12 tenant may subtract the cost of the repairs from the tenant's future rent.

13.13 (b) Fourteen days prior to a tenant contracting for repairs and paying for a repair to the
13.14 residential rental unit, the tenant must:

13.15 (1) provide a written notice to the landlord at the address where the tenant sends rent
13.16 provided under section 504B.181; and

13.17 (2) must notify the landlord of the repair that is needed and of the tenant's intent to deduct
13.18 the cost of the repair from the tenant's rent via phone call, email, text message, or online
13.19 portal, whichever means of communication is normally used by the tenant to communicate
13.20 with the landlord.

13.21 (c) For a violation as defined in section 504B.001, subdivision 14, clause (1), the
13.22 residential tenant must provide a copy of the written notice of the code violation as provided
13.23 in section 504B.185, subdivision 2, if an inspection has occurred. If no inspection has
13.24 occurred, the tenant must provide an explanation of the repair that is needed and an estimate
13.25 to fix the repair to the landlord. The residential tenant may not make repairs until the time
13.26 granted by the inspector has expired without satisfactory repairs being made, unless the
13.27 residential tenant alleges that the time granted is excessive pursuant to section 504B.385.
13.28 The tenant must inform the landlord of the tenant's intent to use the tenant's future rent to
13.29 pay for the repairs when the notice is provided.

13.30 (d) For a violation as defined in section 504B.001, subdivision 14, clause (2) or (3), the
13.31 residential tenant must give written notice to the landlord specifying the violation. The
13.32 notice must be delivered personally or sent to the person or place where rent is normally

14.1 paid provided under section 504B.181, subdivision 1. The tenant must also notify the landlord
14.2 of the repair that is needed and of the tenant's intent to deduct the cost of the repair from
14.3 the tenant's rent via phone call, email, text message, or online portal, whichever means of
14.4 communication is normally used by the tenant to communicate with the landlord. The tenant
14.5 must inform the landlord of the tenant's intent to use future rent to pay for the repair. If the
14.6 landlord has not provided the tenant with a scheduled repair date or the violation is not
14.7 corrected within seven days, the residential tenant may contract for repairs.

14.8 (e) A tenant may contract for repairs under the same process in this section for necessary
14.9 repairs in a common area of a residential building if the repair is necessary for the safety
14.10 and operation of the building for tenants.

14.11 (f) A tenant may repair or replace an appliance under this section. An appliance purchased
14.12 by the tenant is the property of the landlord when the tenant is reimbursed for the cost of
14.13 the appliance.

14.14 (g) The tenant must provide an invoice or payment receipt to the landlord when
14.15 subtracting the amount paid for repairs from the rent. The tenant may reduce the rent for
14.16 each rental payment owed until the total amount of the repair has been paid. When a
14.17 deduction of rent is not possible, a tenant shall still be reimbursed by the landlord for costs
14.18 associated with violations consistent with the provisions of this section.

14.19 **ARTICLE 4**

14.20 **TENANT ORGANIZING FOR RESIDENTIAL RENTALS**

14.21 Section 1. Minnesota Statutes 2022, section 504B.001, is amended by adding a subdivision
14.22 to read:

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

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

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

15.1 Sec. 3. **[504B.212] TENANT RIGHT TO ORGANIZE; TENANT ASSOCIATIONS.**

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

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

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

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

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

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

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

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

15.19 (c) A tenant association must be completely independent of owners, management, and
15.20 their representatives. To preserve the independence of the tenant association, management
15.21 representatives from the owner of a residential tenant building may not attend meetings
15.22 unless invited by the tenant association to specific meetings to discuss a specific issue.

15.23 (d) No landlord shall prohibit or adopt any rule prohibiting residential tenants or
15.24 nonresident tenant organizers from peacefully organizing, assembling, canvassing, leafleting,
15.25 or otherwise exercising within the building their right of free expression for noncommercial
15.26 purposes. A landlord may not require tenants and tenant organizers to obtain prior permission
15.27 to engage in protected activities. A landlord may not adopt and enforce rules that set
15.28 unreasonable limits as to time, place, and manner of the meetings or communication with
15.29 tenants in the building.

15.30 **Subd. 2. Retaliation prohibited.** (a) A landlord may not increase rent, decrease services,
15.31 alter an existing rental agreement, file a legal action against a tenant, contact federal or state

16.1 law enforcement related to a tenant's immigration status, or seek to recover possession or
 16.2 threaten any such action in whole or in part in retaliation after a tenant:

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

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

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

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

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

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

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

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

16.24 **ARTICLE 5**

16.25 **COURT REMEDIES; RESIDENTIAL RENTALS**

16.26 Section 1. Minnesota Statutes 2022, section 504B.001, subdivision 5, is amended to read:

16.27 Subd. 5. **Housing-related neighborhood organization.** "Housing-related neighborhood
 16.28 organization" means a nonprofit corporation incorporated under chapter 317A that:

16.29 ~~(1) designates in its articles of incorporation or bylaws a specific geographic community~~
 16.30 ~~to which its activities are limited; and~~

17.1 (2) is formed in part for the purposes of promoting ~~community safety, crime prevention,~~
 17.2 ~~and~~ housing quality in a nondiscriminatory manner.

17.3 For purposes of this chapter, an action taken by a neighborhood organization with the
 17.4 written permission of a residential tenant means, with respect to a building with multiple
 17.5 dwelling units, an action taken by the neighborhood organization with the written permission
 17.6 of one of the residential tenants ~~of a majority of the occupied units.~~

17.7 Sec. 2. Minnesota Statutes 2022, section 504B.001, subdivision 14, is amended to read:

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

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

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

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

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

17.17 ~~(3)~~ (5) a violation of an oral or written agreement, lease, or contract for the rental of a
 17.18 dwelling in a building.

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

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

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

17.25 Sec. 4. Minnesota Statutes 2022, section 504B.101, is amended to read:

17.26 **504B.101 DISTRESS FOR RENT.**

17.27 The remedy of distress for rent is abolished. The requirements of this section may not
 17.28 be waived or modified by the parties to a residential lease. Any provision, whether oral or
 17.29 written, of a lease or other agreement by which any provision of this section is waived by
 17.30 a tenant is contrary to public policy and void. The tenant shall recover from the landlord

18.1 treble, actual, and consequential damages or \$1,000, whichever is greater, and reasonable
18.2 attorney fees, for a violation of this section.

18.3 Sec. 5. Minnesota Statutes 2022, section 504B.111, is amended to read:

18.4 **504B.111 WRITTEN LEASE REQUIRED; PENALTY.**

18.5 (a) A landlord of a residential building with 12 or more residential units must have a
18.6 written lease for each unit rented to a residential tenant. The written lease must identify the
18.7 specific unit the residential tenant will occupy before the residential tenant signs the lease.
18.8 Notwithstanding any other state law or city ordinance to the contrary, a landlord may ask
18.9 for the tenant's full name and date of birth on the lease and application. A landlord who fails
18.10 to provide a lease, as required under this section, is guilty of a petty misdemeanor.

18.11 (b) The tenant shall recover from the landlord treble, actual, and consequential damages
18.12 or \$500, whichever is greater, and reasonable attorney fees, for a violation of this section.

18.13 Sec. 6. Minnesota Statutes 2022, section 504B.115, subdivision 1, is amended to read:

18.14 Subdivision 1. **Copy of written lease to tenant.** Where there is a written lease, a landlord
18.15 must give a copy to a tenant occupying a dwelling unit whose signature appears on the lease
18.16 agreement. The landlord may obtain a signed and dated receipt, either as a separate document
18.17 or an acknowledgment included in the lease agreement itself, from the tenant acknowledging
18.18 that the tenant has received a copy of the lease. This signed receipt or acknowledgment is
18.19 prima facie evidence that the tenant has received a copy of the lease. The landlord must
18.20 provide the copy of the lease agreement with 14 days of the tenant's written request. The
18.21 tenant shall recover from the landlord treble, actual, and consequential damages or \$250,
18.22 whichever is greater, and reasonable attorney fees, for a violation of this section.

18.23 Sec. 7. Minnesota Statutes 2022, section 504B.116, is amended to read:

18.24 **504B.116 PRORATED RENT REQUIRED.**

18.25 (a) When a lease term for a residential unit ends on a date before the last day of the final
18.26 month, the amount of rent to be paid for the final month owed for the final month of rent
18.27 must be prorated at the average daily rate for that month so that the tenant only pays for the
18.28 actual number of days that occupancy is allowed. This provision applies to all leases,
18.29 including leases requiring the last month of rent to be paid in advance. Any attempted waiver
18.30 of this section by a landlord and tenant, by contract or otherwise, shall be void and
18.31 unenforceable. The tenant shall recover from the landlord treble, actual, and consequential

19.1 damages or \$500, whichever is greater, and reasonable attorney fees, for a violation of this
19.2 section.

19.3 (b) For purposes of this section, prorated rent must be calculated using the actual number
19.4 of calendar days for the calendar month in which the lease expires.

19.5 Sec. 8. Minnesota Statutes 2022, section 504B.118, is amended to read:

19.6 **504B.118 RECEIPT FOR RENT PAID IN CASH.**

19.7 A landlord receiving rent or other payments from a tenant in cash must provide a written
19.8 receipt for payment immediately upon receipt if the payment is made in person, or within
19.9 three business days if payment in cash is not made in person. Any attempted waiver of this
19.10 section by a landlord and tenant, by contract or otherwise, shall be void and unenforceable.
19.11 The tenant shall recover from the landlord treble, actual, and consequential damages or
19.12 \$250, whichever is greater, and reasonable attorney fees, for a violation of this section.

19.13 Sec. 9. Minnesota Statutes 2022, section 504B.131, is amended to read:

19.14 **504B.131 RENT LIABILITY; UNINHABITABLE BUILDINGS.**

19.15 A tenant or occupant of a building that is destroyed or becomes uninhabitable or unfit
19.16 for occupancy through no fault or neglect of the tenant or occupant may vacate and surrender
19.17 such a building. A tenant or occupant may expressly agree otherwise except as prohibited
19.18 by section 504B.161. Any attempted waiver of this section by a landlord and tenant, by
19.19 contract or otherwise, shall be void and unenforceable. The tenant shall recover from the
19.20 landlord treble, actual, and consequential damages or \$1,000, whichever is greater, and
19.21 reasonable attorney fees, for a violation of this section. This section shall be liberally
19.22 construed for the protection of tenants.

19.23 Sec. 10. Minnesota Statutes 2022, section 504B.141, is amended to read:

19.24 **504B.141 URBAN REAL ESTATE; HOLDING OVER.**

19.25 When a tenant of urban real estate, or any interest therein, holds over and retains
19.26 possession after expiration of the lease without the landlord's express agreement, no tenancy
19.27 for any period other than the shortest interval between the times of payment of rent under
19.28 the terms of the expired lease shall be implied. Any attempted waiver of this section by a
19.29 landlord and tenant, by contract or otherwise, shall be void and unenforceable. The tenant
19.30 shall recover from the landlord treble, actual, and consequential damages or \$250, whichever
19.31 is greater, and reasonable attorney fees, for a violation of this section.

20.1 Sec. 11. Minnesota Statutes 2022, section 504B.145, is amended to read:

20.2 **504B.145 RESTRICTION ON AUTOMATIC RENEWALS OF LEASES.**

20.3 Subdivision 1. Automatic renewal. Notwithstanding the provisions of any residential
20.4 lease, in order to enforce any automatic renewal clause of a lease of an original term of two
20.5 months or more which states, in effect, that the term shall be deemed renewed for a specified
20.6 additional period of time of two months or more unless the tenant gives notice to the landlord
20.7 of an intention to quit the premises at the expiration of the term due to expire, the landlord
20.8 must give notice to the tenant as provided in this section. The notice must be in writing and
20.9 direct the tenant's attention to the automatic renewal provision of the lease. the notice must
20.10 be served personally or mailed by certified mail at least 15 days, but not more than 30 days
20.11 prior to the time that the tenant is required to furnish notice of an intention to quit.

20.12 Subd. 2. Penalty. If the landlord does not comply with the notice requirements of this
20.13 statute, the tenant may choose to terminate the lease on the last day of the lease without
20.14 further notice unless a new agreement is reached by the parties.

20.15 Subd. 3. Waiver prohibited. Any attempted waiver of this section by a landlord and
20.16 tenant, by contract or otherwise, shall be void and unenforceable. The tenant shall recover
20.17 from the landlord treble, actual, and consequential damages or \$500, whichever is greater,
20.18 and reasonable attorney fees, for a violation of this section. This section shall be liberally
20.19 construed for the protection of tenants.

20.20 Sec. 12. Minnesota Statutes 2022, section 504B.151, subdivision 1, is amended to read:

20.21 Subdivision 1. **Limitation on lease and notice to tenant.** (a) Once a landlord has
20.22 received notice of a contract for deed cancellation under section 559.21 or notice of a
20.23 mortgage foreclosure sale under chapter 580 or 582, or summons and complaint under
20.24 chapter 581, the landlord may only enter into (i) a periodic residential lease agreement with
20.25 a term of not more than two months or the time remaining in the contract cancellation period
20.26 or the mortgagor's redemption period, whichever is less or (ii) a fixed term residential
20.27 tenancy not extending beyond the cancellation period or the landlord's period of redemption
20.28 until:

20.29 (1) the contract for deed has been reinstated or paid in full;

20.30 (2) the mortgage default has been cured and the mortgage reinstated;

20.31 (3) the mortgage has been satisfied;

20.32 (4) the property has been redeemed from a foreclosure sale; or

21.1 (5) a receiver has been appointed.

21.2 (b) Before entering into a lease under this section and accepting any rent or security
21.3 deposit from a tenant, the landlord must notify the prospective tenant in writing that the
21.4 landlord has received notice of a contract for deed cancellation or notice of a mortgage
21.5 foreclosure sale as appropriate, and the date on which the contract cancellation period or
21.6 the mortgagor's redemption period ends.

21.7 (c) This section does not apply to a manufactured home park as defined in section
21.8 327C.015, subdivision 8.

21.9 (d) ~~A landlord who violates the requirements in this subdivision is liable to the lessee~~
21.10 ~~for a civil penalty of \$500~~ Any attempted waiver of this section by a landlord and tenant,
21.11 by contract or otherwise, shall be void and unenforceable. The tenant shall recover from
21.12 the landlord treble, actual, and consequential damages or \$1,000, whichever is greater, and
21.13 reasonable attorney fees, for a violation of this section, unless the landlord falls under the
21.14 exception in subdivision 2. The remedy provided under this paragraph is in addition to and
21.15 shall not limit other rights or remedies available to landlords and tenants.

21.16 Sec. 13. **[504B.153] TENANT ABANDONMENT OF DWELLING.**

21.17 Subdivision 1. **Abandonment.** (a) If a residential tenant abandons a dwelling unit during
21.18 the lease term, the landlord shall make reasonable efforts to rent it at a fair rental value. If
21.19 the landlord rents the dwelling unit for a term beginning before the expiration of the rental
21.20 agreement, the agreement is terminated on the date the new tenancy begins. The rental
21.21 agreement is terminated by the landlord on the date the landlord has notice of the
21.22 abandonment if the landlord fails to use reasonable efforts to rent the dwelling unit at a fair
21.23 rental value or if the landlord accepts the abandonment as a surrender. The tenant shall not
21.24 be liable for rent after the termination of the tenancy.

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

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

22.1 Sec. 14. Minnesota Statutes 2023 Supplement, section 504B.161, subdivision 1, is amended
22.2 to read:

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

22.5 (1) that the premises and all common areas are fit for the use as advertised or promised
22.6 by the landlord or licensor, or otherwise intended by the parties;

22.7 (2) to keep the premises and all common areas in reasonable repair during the term of
22.8 the lease or license, including services and conditions listed in section 504B.381, subdivision
22.9 1, and extermination of insects, rodents, vermin, or other pests on the premises, except when
22.10 the disrepair has been caused by the willful, malicious, or irresponsible conduct of the tenant
22.11 or licensee or a person under the direction or control of the tenant or licensee;

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

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

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

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

22.28 Sec. 15. Minnesota Statutes 2022, section 504B.161, subdivision 2, is amended to read:

22.29 Subd. 2. **Tenant maintenance.** The landlord or licensor may agree with the tenant or
22.30 licensee that the tenant or licensee is to perform specified repairs or maintenance, including
22.31 snow removal and maintenance of the lawn and premises, but only if the agreement is
22.32 supported by adequate consideration and the consideration is specifically set forth in a

23.1 conspicuous writing. No such agreement, however, may waive the provisions of subdivision
23.2 1 or relieve the landlord or licensor of the duty to maintain common areas of the premises.

23.3 Sec. 16. Minnesota Statutes 2022, section 504B.161, subdivision 4, is amended to read:

23.4 Subd. 4. **Covenants are in addition.** The covenants contained in this section are in
23.5 addition to any covenants or conditions imposed by law or ordinance or by the terms of the
23.6 lease or license and do not limit other rights or remedies which may be available to the
23.7 residential tenant and landlord.

23.8 Sec. 17. Minnesota Statutes 2022, section 504B.161, is amended by adding a subdivision
23.9 to read:

23.10 Subd. 7. **Remedies.** If a landlord is in violation of this section, the tenant shall be entitled
23.11 to:

23.12 (1) treble, actual, and consequential damages, based on rent abatement for impairment
23.13 of use and enjoyment of the property for the period of the violation under section 541.05,
23.14 subdivision 1, and consequential damages, or \$500, whichever is greater;

23.15 (2) in the case of a residential building or residential unit that has been condemned for
23.16 city or county housing code or rental licensing violations, treble, actual, and consequential
23.17 damages, based on the total rent for the period of the violation under section 541.05,
23.18 subdivision 1, and consequential damages, or \$500, whichever is greater;

23.19 (3) in the case of violation of subdivision 2, treble, actual, and consequential damages,
23.20 based on adequate consideration for services performed by the tenant for the period of the
23.21 violation under section 541.05, subdivision 1, and consequential damages, or \$500, whichever
23.22 is greater;

23.23 (4) treble, actual, and consequential damages or \$500, whichever is greater, and
23.24 reasonable attorney fees, for a violation of this section;

23.25 (5) correction of violations by the landlord;

23.26 (6) at the tenant's option, full rescission of the lease and recovery of any damage deposit,
23.27 less any amount retained under section 504B.178;

23.28 (7) costs, disbursements, and reasonable attorney fees related to enforcement of this
23.29 section; and

23.30 (8) at the tenant's option, collection of awards under this subdivision as a credit against
23.31 current and future rents from the landlord.

24.1 Sec. 18. Minnesota Statutes 2022, section 504B.161, is amended by adding a subdivision
24.2 to read:

24.3 Subd. 8. **Enforcement.** A residential tenant may enforce the provisions of this section
24.4 in actions under sections 504B.281 to 504B.371, 504B.381, 504B.385, and 504B.395 to
24.5 504B.471, and other civil actions.

24.6 Sec. 19. Minnesota Statutes 2022, section 504B.161, is amended by adding a subdivision
24.7 to read:

24.8 Subd. 9. **Waiver prohibited.** Any attempted waiver of this section by a landlord and
24.9 tenant, by contract or otherwise, shall be void and unenforceable.

24.10 Sec. 20. Minnesota Statutes 2022, section 504B.173, subdivision 4, is amended to read:

24.11 Subd. 4. **Remedies.** (a) ~~In addition to any other remedies, a landlord who violates this~~
24.12 ~~section is liable to the applicant for the applicant screening fee plus a civil penalty of up to~~
24.13 ~~\$100, civil court filing costs, and reasonable attorney fees incurred to enforce this remedy.~~
24.14 Any attempted waiver of this section by a landlord and tenant, by contract or otherwise,
24.15 shall be void and unenforceable. The tenant shall recover from the landlord treble, actual,
24.16 and consequential damages or \$1,000, whichever is greater, and reasonable attorney fees,
24.17 for a violation of this section.

24.18 (b) A prospective tenant who provides materially false information on the application
24.19 or omits material information requested is liable to the landlord for damages, plus a civil
24.20 penalty of up to \$500, civil court filing costs, and reasonable attorney fees.

24.21 Sec. 21. Minnesota Statutes 2022, section 504B.175, subdivision 4, is amended to read:

24.22 Subd. 4. **Remedies.** ~~In addition to any other remedies, a landlord who violates this section~~
24.23 ~~is liable to the payor of the prelease deposit for the amount of the deposit paid, plus one-half~~
24.24 ~~of that amount as a penalty. A landlord who enters into a rental agreement with a tenant is~~
24.25 ~~not liable under this section unless the landlord failed to comply with subdivision 3. Any~~
24.26 attempted waiver of this section by a landlord and tenant, by contract or otherwise, shall be
24.27 void and unenforceable. The tenant shall recover from the landlord treble, actual, and
24.28 consequential damages or \$1,000, whichever is greater, and reasonable attorney fees, for a
24.29 violation of this section, and at the tenant's option, full rescission of the lease and recovery
24.30 of any damage deposit less any amount retained under section 504B.178.

25.1 Sec. 22. Minnesota Statutes 2022, section 504B.177, is amended to read:

25.2 **504B.177 LATE FEES.**

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

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

25.14 (c) Any attempted waiver of this section by a landlord and tenant, by contract or
25.15 otherwise, shall be void and unenforceable. The tenant shall recover from the landlord treble,
25.16 actual, and consequential damages or \$1,000, whichever is greater, and reasonable attorney
25.17 fees, for a violation of this section. This section shall be liberally construed for the protection
25.18 of tenants.

25.19 Sec. 23. Minnesota Statutes 2022, section 504B.178, subdivision 7, is amended to read:

25.20 Subd. 7. **Bad faith retention.** The bad faith retention by a landlord of a deposit, the
25.21 interest thereon, or any portion thereof, in violation of this section shall subject the landlord
25.22 to punitive damages not to exceed ~~\$500~~ \$750 for each deposit in addition to the damages
25.23 provided in subdivision 4 and reasonable attorney fees. If the landlord has failed to comply
25.24 with the provisions of subdivision 3 or 5, retention of a deposit shall be presumed to be in
25.25 bad faith unless the landlord returns the deposit within two weeks after the commencement
25.26 of any action for the recovery of the deposit.

25.27 Sec. 24. Minnesota Statutes 2022, section 504B.178, subdivision 10, is amended to read:

25.28 Subd. 10. **Waiver.** Any attempted waiver of this section by a landlord and tenant, by
25.29 contract or otherwise, shall be void and unenforceable. This section shall be liberally
25.30 construed for the protection of tenants.

26.1 Sec. 25. Minnesota Statutes 2022, section 504B.181, is amended by adding a subdivision
26.2 to read:

26.3 Subd. 7. **Waiver prohibited.** Any attempted waiver of this section by a landlord and
26.4 tenant, by contract or otherwise, shall be void and unenforceable. The tenant shall recover
26.5 from the landlord treble, actual, and consequential damages or \$500, whichever is greater,
26.6 and reasonable attorney fees, for a violation of this section. This section shall be liberally
26.7 construed for the protection of tenants.

26.8 Sec. 26. Minnesota Statutes 2022, section 504B.185, subdivision 2, is amended to read:

26.9 Subd. 2. **Notice.** (a) After the local authority has inspected the residential building under
26.10 subdivision 1, the inspector shall inform the landlord or the landlord's agent and the
26.11 residential tenant or housing-related neighborhood organization in writing of any code
26.12 violations discovered and a reasonable deadline for correcting violations.

26.13 (b) ~~A reasonable period of time must be allowed in which to~~ The landlord shall correct
26.14 the violations by the deadline given by the local authority.

26.15 Sec. 27. Minnesota Statutes 2022, section 504B.185, is amended by adding a subdivision
26.16 to read:

26.17 Subd. 3. **Remedies.** Any attempted waiver of this section by a landlord and tenant, by
26.18 contract or otherwise, shall be void and unenforceable. The tenant shall recover from the
26.19 landlord treble, actual, and consequential damages or \$1,000, whichever is greater, and
26.20 reasonable attorney fees, for a violation of this section. This section shall be liberally
26.21 construed for the protection of tenants.

26.22 Sec. 28. Minnesota Statutes 2022, section 504B.195, subdivision 1, is amended to read:

26.23 Subdivision 1. **Disclosure to tenant.** ~~(a) Except as provided in subdivision 3,~~ A landlord,
26.24 agent, or person acting under the landlord's direction or control shall provide a copy of all
26.25 ~~outstanding~~ inspection orders ~~for which a citation has been issued,~~ issued in the previous
26.26 12 months pertaining to a rental unit or common area, specifying code violations issued
26.27 under section 504B.185, that the housing inspector identifies as requiring notice ~~because~~
26.28 ~~the violations threaten the health or safety of the tenant,~~ all notices of rental license denials,
26.29 violations, suspensions, and terminations, and all outstanding condemnation orders and
26.30 declarations that the premises are unfit for human habitation to:

26.31 (1) a tenant, either by delivery or by United States mail, postage prepaid, within 72 hours
26.32 after issuance of the citation;

27.1 (2) a person before signing a lease or paying rent or a security deposit to begin a new
27.2 tenancy; and

27.3 (3) a person prior to obtaining new ownership of the property subject to the order or
27.4 declaration. The housing inspector shall indicate on the inspection order whether the violation
27.5 threatens the health or safety of a tenant or prospective tenant.

27.6 ~~(b) If an inspection order, for which a citation has been issued, does not involve code~~
27.7 ~~violations that threaten the health or safety of the tenants, the landlord, agent, or person~~
27.8 ~~acting under the landlord's control shall post a summary of the inspection order in a~~
27.9 ~~conspicuous place in each building affected by the inspection order, along with a notice~~
27.10 ~~that the inspection order will be made available by the landlord for review, upon a request~~
27.11 ~~of a tenant or prospective tenant. The landlord shall provide a copy of the inspection order~~
27.12 ~~for review by a tenant or a prospective tenant as required under this subdivision.~~

27.13 Sec. 29. Minnesota Statutes 2022, section 504B.195, is amended by adding a subdivision
27.14 to read:

27.15 Subd. 2a. **Damages.** The tenant shall recover from the landlord treble, actual, and
27.16 consequential damages or \$1,000, whichever is greater, and reasonable attorney fees, for a
27.17 violation of this section.

27.18 Sec. 30. Minnesota Statutes 2022, section 504B.195, subdivision 5, is amended to read:

27.19 Subd. 5. **Remedies additional.** The remedies provided in this section are in addition to
27.20 and shall not limit other rights or remedies available to landlords and tenants. Any provision,
27.21 whether oral or written, of any lease or other agreement, whereby any provision of this
27.22 section is waived by a tenant, is contrary to public policy and void. A violation of this section
27.23 violates section 504B.161. This section shall be liberally construed for the protection of
27.24 tenants.

27.25 Sec. 31. Minnesota Statutes 2022, section 504B.204, is amended to read:

27.26 **504B.204 ACTION FOR RENTAL OF CONDEMNED RESIDENTIAL PREMISES.**

27.27 (a) A landlord, agent, or person acting under the landlord's direction or control may not
27.28 accept rent or a security deposit for residential rental property from a tenant after the leased
27.29 premises have been (1) condemned or declared unfit for human habitation, (2) ordered to
27.30 be vacated due to violations of a housing, health, or fire code or rental licensing ordinance
27.31 by the applicable federal, state, or local authority, if the tenancy commenced after the
27.32 premises were condemned or declared unfit for human habitation, or (3) ordered to be

28.1 vacated pursuant to a government taking. If a landlord, agent, or a person acting under the
28.2 landlord's direction or control violates this section, the landlord is liable to the tenant for
28.3 actual damages and an amount equal to three times the amount of all money collected from
28.4 the tenant after date of condemnation or declaration, plus costs and attorney fees. A violation
28.5 of this section violates section 504B.161. This section shall be liberally construed for the
28.6 protection of tenants.

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

28.11 Sec. 32. Minnesota Statutes 2022, section 504B.205, subdivision 5, is amended to read:

28.12 Subd. 5. **Residential tenant remedies.** ~~A residential tenant may bring a civil action for~~
28.13 ~~a violation of this section and recover from the landlord \$250 or actual damages, whichever~~
28.14 ~~is greater, and reasonable attorney's fees.~~ The tenant shall recover from the landlord treble,
28.15 actual, and consequential damages or \$1,000, whichever is greater, and reasonable attorney
28.16 fees, for a violation of this section. A violation of this section violates section 504B.161.
28.17 This section shall be liberally construed for the protection of tenants.

28.18 Sec. 33. Minnesota Statutes 2022, section 504B.231, is amended to read:

28.19 **504B.231 DAMAGES FOR OUSTER.**

28.20 (a) If a landlord, an agent, or other person acting under the landlord's direction or control
28.21 ~~unlawfully and in bad faith~~ removes, excludes, or forcibly keeps out a tenant from residential
28.22 premises, the tenant ~~may~~ shall recover from the landlord actual and consequential damages,
28.23 the greater of treble, actual, and consequential damages or \$500, whichever is greater,
28.24 \$1,000, and reasonable attorney's attorney fees, and at the tenant's option, full rescission of
28.25 the lease and recovery of any damage deposit less any amount retained under section
28.26 504B.178. A landlord may not charge or collect rent for a month where the landlord has
28.27 violated this section. A violation of this section by the landlord is a violation of section
28.28 504B.161.

28.29 (b) The remedies provided in this section are in addition to and shall not limit other
28.30 rights or remedies available to landlords and tenants. Any provision, whether oral or written,
28.31 of any lease or other agreement, whereby any provision of this section is waived by a tenant,
28.32 is contrary to public policy and void. The provisions of this section also apply to occupants
28.33 and owners of residential real property which is the subject of a mortgage foreclosure or

29.1 contract for deed cancellation and as to which the period for redemption or reinstatement
29.2 of the contract has expired. This section shall be liberally construed for the protection of
29.3 tenants.

29.4 Sec. 34. Minnesota Statutes 2022, section 504B.261, is amended to read:

29.5 **504B.261 PETS IN SUBSIDIZED DISABILITY ACCESSIBLE RENTAL**
29.6 **HOUSING UNITS.**

29.7 In a multiunit residential building, a tenant of a disability accessible unit, in which the
29.8 tenant or the unit receives a subsidy that directly reduces or eliminates the tenant's rent
29.9 responsibility, must be allowed to have two birds or one spayed or neutered dog or one
29.10 spayed or neutered cat. A renter under this section may not keep or have visits from an
29.11 animal that constitutes a threat to the health or safety of other individuals, or causes a noise
29.12 nuisance or noise disturbance to other renters. The landlord may require the renter to pay
29.13 an additional damage deposit in an amount reasonable to cover damage likely to be caused
29.14 by the animal. The deposit is refundable at any time the renter leaves the unit of housing to
29.15 the extent it exceeds the amount of damage actually caused by the animal. The tenant shall
29.16 recover from the landlord treble, actual, and consequential damages or \$1,000, whichever
29.17 is greater, and reasonable attorney fees, and at the tenant's option, full rescission of the lease
29.18 and recovery of any damage deposit less any amount retained under section 504B.178, for
29.19 a violation of this section. Any attempted waiver of this section by a landlord and tenant,
29.20 by contract or otherwise, shall be void and unenforceable. This section shall be liberally
29.21 construed for the protection of tenants.

29.22 Sec. 35. Minnesota Statutes 2022, section 504B.265, is amended by adding a subdivision
29.23 to read:

29.24 Subd. 5. Remedies. The personal representative of the tenant's estate shall recover from
29.25 the landlord treble, actual, and consequential damages or \$500, whichever is greater, and
29.26 reasonable attorney fees, for a violation of this section. This section shall be liberally
29.27 construed for the protection of tenants.

29.28 Sec. 36. Minnesota Statutes 2022, section 504B.271, subdivision 2, is amended to read:

29.29 Subd. 2. ~~Landlord's punitive Damages.~~ If a landlord, an agent, or other person acting
29.30 under the landlord's direction or control, in possession of a tenant's personal property, fails
29.31 to allow the tenant to retake possession of the property within 24 hours after written demand
29.32 by the tenant or the tenant's duly authorized representative or within 48 hours, exclusive of

30.1 weekends and holidays, after written demand by the tenant or a duly authorized representative
 30.2 when the landlord, the landlord's agent or person acting under the landlord's direction or
 30.3 control has removed and stored the personal property in accordance with subdivision 1 in
 30.4 a location other than the premises, the tenant shall recover from the landlord ~~punitive~~
 30.5 ~~damages in an amount not to exceed twice the actual damages or \$1,000, whichever is~~
 30.6 ~~greater~~, in addition to actual damages, treble, actual, and consequential damages or \$1,000,
 30.7 whichever is greater, and reasonable attorney's attorney fees.

30.8 In determining the amount of punitive damages the court shall consider (1) the nature
 30.9 and value of the property; (2) the effect the deprivation of the property has had on the tenant;
 30.10 (3) if the landlord, an agent, or other person acting under the landlord's direction or control
 30.11 unlawfully took possession of the tenant's property; and (4) if the landlord, an agent, or
 30.12 other person under the landlord's direction or control acted in bad faith in failing to allow
 30.13 the tenant to retake possession of the property.

30.14 The provisions of this subdivision do not apply to personal property which has been
 30.15 sold or otherwise disposed of by the landlord in accordance with subdivision 1, or to landlords
 30.16 who are housing authorities, created, or authorized to be created by sections 469.001 to
 30.17 469.047, and their agents and employees, in possession of a tenant's personal property,
 30.18 except that housing authorities must allow the tenant to retake possession of the property
 30.19 in accordance with this subdivision.

30.20 **Sec. 37. [504B.276] LIMITATION ON CLAIM PRECLUSION.**

30.21 A failure by a tenant to litigate an available claim or defense in any proceeding under
 30.22 sections 504B.281 to 504B.471 does not preclude the tenant from raising or litigating that
 30.23 claim or a claim arising out of the same transaction or occurrence in a separate proceeding.

30.24 Sec. 38. Minnesota Statutes 2022, section 504B.285, is amended by adding a subdivision
 30.25 to read:

30.26 Subd. 3a. **Damages.** The tenant shall recover from the landlord treble, actual, and
 30.27 consequential damages or \$1,000, whichever is greater, and reasonable attorney fees, for a
 30.28 violation of subdivisions 2 and 3.

30.29 Sec. 39. Minnesota Statutes 2022, section 504B.315, is amended to read:

30.30 **504B.315 RESTRICTIONS ON EVICTION DUE TO FAMILIAL STATUS.**

30.31 (a) As used in this section, "familial status" has the meaning given it in section 363A.03,
 30.32 subdivision 18.

31.1 (b) No residential tenant of residential premises may be evicted, denied a continuing
31.2 tenancy, or denied a renewal of a lease on the basis of familial status commenced during
31.3 the tenancy unless one year has elapsed from the commencement of the familial status and
31.4 the landlord has given the tenant six months prior notice in writing, except in case of
31.5 nonpayment of rent, damage to the premises, disturbance of other tenants, or other material
31.6 breach of the lease.

31.7 (c) The tenant shall recover from the landlord treble, actual, and consequential damages
31.8 or \$1,000, whichever is greater, and reasonable attorney fees, for a violation of this section.
31.9 The remedy provided under this section is in addition to and shall not limit other rights or
31.10 remedies available to tenants. Any provision, whether oral or written, of any lease or other
31.11 agreement, whereby any provision of this section is waived by a tenant, is contrary to public
31.12 policy and void. This section shall be liberally construed for the protection of tenants.

31.13 Sec. 40. Minnesota Statutes 2023 Supplement, section 504B.375, subdivision 1, is amended
31.14 to read:

31.15 Subdivision 1. **Unlawful exclusion or removal.** (a) This section applies to actual or
31.16 constructive removal or exclusion of a residential tenant which may include the termination
31.17 of utilities or the removal of doors, windows, or locks. A residential tenant to whom this
31.18 section applies may recover possession of the premises as described in paragraphs (b) to
31.19 (e).

31.20 (b) The residential tenant shall present a verified petition to the district court of the
31.21 judicial district of the county in which the premises are located that:

31.22 (1) describes the premises and the landlord;

31.23 (2) specifically states the facts and grounds that demonstrate that the exclusion or removal
31.24 was unlawful, including a statement that no writ of recovery of the premises and order to
31.25 vacate has been issued under section 504B.345 in favor of the landlord and against the
31.26 residential tenant and executed in accordance with section 504B.365; and

31.27 (3) asks for possession.

31.28 (c) If it clearly appears from the specific grounds and facts stated in the verified petition
31.29 or by separate affidavit of the residential tenant or the residential tenant's attorney or agent
31.30 that the exclusion or removal was unlawful, the court shall immediately order that the
31.31 residential tenant have possession of the premises.

31.32 (d) The residential tenant shall furnish security, if any, that the court finds is appropriate
31.33 under the circumstances for payment of all costs and damages the landlord may sustain if

32.1 the order is subsequently found to have been obtained wrongfully. In determining the
32.2 appropriateness of security, the court shall consider the residential tenant's ability to afford
32.3 monetary security.

32.4 (e) The court shall direct the order to the sheriff of the county in which the premises are
32.5 located and the sheriff shall execute the order immediately by making a demand for
32.6 possession on the landlord, if found, or the landlord's agent or other person in charge of the
32.7 premises. If the landlord fails to comply with the demand, the officer shall take whatever
32.8 assistance may be necessary and immediately place the residential tenant in possession of
32.9 the premises. If the landlord, the landlord's agent, or other person in control of the premises
32.10 cannot be found and if there is no person in charge, the officer shall immediately enter into
32.11 and place the residential tenant in possession of the premises. The officer shall also serve
32.12 the order and verified petition or affidavit immediately upon the landlord or agent, in the
32.13 same manner as a summons is required to be served in a civil action in district court.

32.14 (f) The court administrator may charge a filing fee in the amount set for complaints and
32.15 counterclaims in conciliation court, subject to the filing of an inability to pay affidavit.

32.16 (g) Any attempted waiver of this section by a landlord and tenant, by contract or
32.17 otherwise, shall be void and unenforceable. This section shall be liberally construed for the
32.18 protection of tenants.

32.19 Sec. 41. Minnesota Statutes 2022, section 504B.391, subdivision 1, is amended to read:

32.20 Subdivision 1. **Noncompliance; fines and damages.** If the court finds that a landlord
32.21 has willfully failed to comply with a court order to remedy a violation, the court shall fine
32.22 the landlord and award damages to the tenant according to the following schedule:

32.23 (1) \$250 fine and \$250 in damages for the first failure to comply;

32.24 (2) \$500 fine and \$500 in damages for the second failure to comply with an order
32.25 regarding the same violation; and

32.26 (3) ~~\$750~~ \$1,000 fine and \$1,000 in damages for the third and each subsequent failure
32.27 to comply with an order regarding the same violation.

32.28 Sec. 42. Minnesota Statutes 2022, section 504B.395, subdivision 1, is amended to read:

32.29 Subdivision 1. **Who may bring action.** An action may be brought in district court by:

32.30 (1) a residential tenant of a residential building in which a violation, as defined in section
32.31 504B.001, subdivision 14, is alleged to exist;

33.1 (2) any housing-related neighborhood organization with the written permission of a
33.2 residential tenant of a residential building in which a violation, as defined in section
33.3 504B.001, subdivision 14, ~~clause (1) or (2)~~, is alleged to exist;

33.4 (3) a housing-related neighborhood organization that has within its geographical area
33.5 an unoccupied residential building in which a violation, as defined in section 504B.001,
33.6 subdivision 14, ~~clause (1) or (2)~~, is alleged to exist; or

33.7 (4) a state, county, or local department or authority, charged with the enforcement of
33.8 codes relating to health, housing, or building maintenance.

33.9 Sec. 43. Minnesota Statutes 2022, section 504B.395, subdivision 4, is amended to read:

33.10 Subd. 4. **Landlord must be informed.** A landlord must be informed in writing of an
33.11 alleged violation at least 14 days before an action is brought by:

33.12 (1) a residential tenant of a residential building in which a violation as defined in section
33.13 504B.001, subdivision 14, ~~clause (2) or (3)~~ clauses (2) to (5), is alleged to exist; or

33.14 (2) a housing-related neighborhood organization, with the written permission of a
33.15 residential tenant of a residential building in which a violation, as defined in section
33.16 504B.001, subdivision 14, ~~clause (2)~~ clauses (2) to (5), is alleged to exist. The notice
33.17 requirement may be waived if the court finds that the landlord cannot be located despite
33.18 diligent efforts."

33.19 Amend the title accordingly