



Tenant Hotline
Phone: 612-728-5767
Online: [homelinemn.org/email](mailto:homelinemn.org)

2023 Legislative Session Wrap-Up

Wednesday June 14, 2023 – 1:30-3:00pm
HOME Line Public Policy Director, Michael Dahl
HOME Line Managing Attorney, Mike Vraa

What is HOME Line?

- HOME Line is a statewide nonprofit organization providing free legal, educational, and advocacy services to Minnesota renters. We have advised over 300,000 renters since 1992.
- Our primary program is a free and confidential legal hotline any Minnesota renter can contact us to receive legal advice specific to their situation, in 4 languages.
- HOME Line has a staff of 26, including attorneys, tenant advocates, and tenant organizers. We also rely on volunteers and interns.



What is HOME Line?

HOME Line Tenant Hotline:

612-728-5767

Toll-free: 866-866-3546

- Para Español, llame al 612-255-8870
- Af- Soomaali wac 612-255-8860
- Hais lus Hmoob, Hu 612-255-7104
- Online: homelinemn.org/email



Housekeeping

- This session is being recorded and will be available on HOME Line's website in a few days
- Please ask questions through the Q&A function located at the bottom of the Zoom window



Upcoming Webinars



| | |
|---------------------------|--|
| July 19, 2023 | Cannabis and Limitations on Crime-Free Lease Provisions |
| August 16, 2023 | Fee Disclosures, Pet Declawing/ Devocalization, Move-in/Move-out Inspections, Early Lease renewals |
| September 20, 2023 | Pre-Eviction Notices |
| October 18, 2023 | Heat, Emergency Repairs, Privacy, Break Lease due to Infirmity |
| November 15, 2023 | Expungements, Evictions and the Public Record |
| December 20, 2023 | Public Housing Right to Counsel, Eviction Process |
| January 17, 2024 | Renters' Credit |

Visit homelinemn.org/newlaws/ for more information and to register

Upcoming Trainings

Mark your Calendars!

Thursday, December 7th, 2023 HOME Line will host a full day CLE on the specific rule changes taking place January 1, 2024

More information to come



Groundbreaking New Tenant Protections

This is the most substantial change in Minnesota tenant/landlord law in a single session of the Legislature in the 165-year history of the state.



Based on real world needs

All of the new laws where HOME Line led the effort were informed directly by our clients and the legal issues that renters regularly seek advice about on the tenant hotline.



Thank you!

As a person impacted by these issues, thank you if you assisted in our grassroots advocacy, and know that your advocacy made a difference!

Also, thanks to all the allied organizations (especially the Homes for All Coalition), organizers, advocates, interns, elected officials, and legislative staff who helped advance the new protections.



Thank you!

Special thanks go to our legislative champions: Sen. Oumou Verbeten, Rep. Agbaje, Sen. Pha, Rep. Hassan, Rep. Her, and, of course, Chair Port, and Chair Howard.

We also want to thank the Walz administration as several of these provisions (pre-eviction protections and expungement reform) were strongly supported by the Governor and Minnesota Housing.



Effective Dates

Unless otherwise noted these laws will become effective January 1, 2024.



Pre-Eviction Protections

- Landlords must give their tenants 14 days' written notice before filing an eviction action for nonpayment against them in court.
- Cities are allowed to enact and enforce their own stronger pre-filing notice requirements.

MN Stat § 504B.321



Expungement Reforms

- Eviction expungements are mandatory in several situations, when: 1) the tenant prevails; 2) the case is dismissed; 3) the parties agree to expungement or upon request of the tenant if the case is settled and the tenant fulfills the terms; 4) the eviction was ordered three years ago.
- MN Stat § 484.013 subd. 3



Eviction Reporting Reforms

Evictions are prohibited from being reported in public court records until a court judgment is made for the landlord.

MN Stat § 504B.321



Transparency in cost of housing

- Requires landlords to disclose non-optional fees (along with the rent) on the first page of the lease as well as in any advertisement or posting of a unit for a residential tenancy.

MN Stat § 504B.120



Stronger Privacy Rules

- Requires 24-hour notice from landlords before entering a tenant's apartment unless the tenant & landlord agree otherwise.
- The landlord must specify an anticipated window of time of entry and may only enter between 8 AM and 8 PM unless the landlord and the tenant agree to an earlier or later time.

MN Stat § 504B.211



End a lease when medically necessary

- Allows tenants to break their lease with a 2-month notice if certain medical conditions—determined by a medical professional—require them to move.

MN Stat § 504B.266



Statewide Heat Code Minimum

- Sets a standard statewide 68 degrees Fahrenheit heat minimum in apartments from October 1 to April 30 if the tenant does not control the heat.

MN Stat § 504B.161



Emergency Repairs Expansion

- Expands the category of emergency repairs (for which court proceedings are expedited) to include, but not be limited to:
 - No working refrigerator;
 - No working air conditioning (if included it in the lease);



Emergency Repairs Expansion

- Serious infestations;
- Non-working elevators (if included in the lease);
- Notice of Intent to Condemn; or,
- Loss of any conditions, services, or facilities that pose a serious and negative impact on health or safety.

MN Stat § 504B.381



Reduced Court Fees

- Emergency Tenant Remedies Action / Lockout petition filing fees will be the same as the lower small claims court filing fee, making it more accessible for tenants facing serious and immediate housing repairs.

MN Stat § 504B.381 & § 504B.375



Changes to formal court eviction procedures.

- Led by Legal Services Advocacy Project
- Multiple detailed changes to formal court eviction procedures: including before the case is filed, serving court papers & during and after the case
 - § 504B.285, § 504B.291, § 504B.321, § 504B.331, § 504B.335, § 504B.345, § 504B.371, § 504B.341



Pet Declawing/Devocalization

- Led by the Animal Humane Society of Minnesota.
- Regulation of pet declawing/devocalization in rental housing.

MN Stat § 504B.114



Move-in/out Inspections

- University of Minnesota student-led.
- Required offer of move-in/out inspections concerning security deposits.
- The tenant unilaterally decides if they want to do these inspections.

MN Stat § 504B.182



Right to Counsel

- Led by the Minnesota State Bar Association.
- Provision of the right to counsel —only in public housing breach of lease eviction cases (this will be effective 8/1/23)

MN Stat § 504B.268



Early Lease Renewals

- University of Minnesota student-led.
- Guidelines for landlords who require certain types of early lease renewals.
- Lease 10 months or longer-landlord can't ask for a renewal any earlier than 6 months before scheduled end of lease.

MN Stat § 504B.144



Limitations on Crime-free Lease Provisions

- Led by the National Housing Law Project.
- Limitations on harmful crime-free lease provisions and with penalties included (this will be effective 6/1/24)
- Exception if a crime of violence off-site against landlord or employee or tenant or tenant's guest

MN Stat § 504B.171



Renters Credit Expansion

- Automatic, one-time increase for credits this year
- For rent paid in 2024 (2025 tax filings):
 - The regular state income tax filing process will be used to apply, increasing the number of renters who apply.
 - The definition of income changes to adjusted gross income, making the filing process easier and increasing the amount in many cases.

MN Stat § 290A.04



Cannabis

- Landlords can not stop a tenant from possessing cannabis in their rental unit
- A landlord can still prohibit smoking/vaping, whether it's cannabis, tobacco, etc.
- Multiple different effective dates on cannabis legislation, but the landlord/tenant change is effective Aug. 1, 2023

MN Stat § 504B.171



Source of Income Protections

- Unfortunately, a coalition effort to make it illegal to discriminate against renters who have a housing subsidy to help them pay rent was not successful this year.
- Legislators, advocates, organizers, and (most importantly) people impacted are gearing up for a successful campaign to enact this critically important protection against discrimination in 2024.



What's next?

HOME Line also is planning wide-ranging proposals for further tenant protections in 2024.



What do I need to know?

- HOME Line is planning a series of public education seminars and other efforts to get the word out about all of these new renters' rights.
- Sign up for and keep an eye out for our next HOME Line Connection newsletter.





Questions?

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- Peb lub koom haum HOME Line muaj neeg txhais lus Hmoob. Hais lus Hmoob, Hu 612-255-7104.



Thank You