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New Minnesota Tenant-Landlord Laws Enacted During the 2024 State Legislative Session

Mandatory Expungements (Retroactive to 1/1/ 24)

Problem: The courts determined that the mandatory eviction expungement requirement passed in 2023 was not intended to be retroactive.

Amending 2023 Session Law to clarify that the mandatory 3 year expungement requirement applies to cases filed before, on, or after 1/1/2024.

Service Support Animal Fee Prohibition Disclosure (Effective 1/1/25)

Problem: Tenants are unaware that landlords cannot charge fees related to Service and Support Animals.

Landlords must disclose in the lease that fees, charges and deposits relating to service and support animals are prohibited if there is normally a pet fee for non-service and support animals.

Individual Taxpayer Identification Numbers (ITINs) Allowed for Rental Application (Effective 1/1/25)

Problem: Not every applicant has a social security number.

Landlords must give prospective tenants the option of using an ITIN on an application and cannot deny a tenant solely based on them using an ITIN.

New Construction Delays (Effective 1/1/25)

Problem: Tenants were left homeless when construction delays meant they could not take possession on time without being able to terminate the lease agreements.

If new construction isn't complete in time for pre-established lease start date the landlord must offer 1) alternative housing by the landlord, 2) pay for tenants alternative housing if the landlord does not provide it or 3) allow tenants to terminate the lease if they choose.

Landlord Duty to Mitigate (Effective 1/1/25)

Problem: Tenants were being held liable for rent at places they no longer lived when they had to move out mid-lease, while landlords had no obligation to try to re-rent and mitigate their damages.

If a tenant abandons the dwelling mid-lease the landlord must make reasonable efforts to re-rent to mitigate, or reduce, damage to the tenant.

Landlord covenants to repair expanded (Effective 1/1/25)

Problem: Landlords were not addressing pest infestations or keeping common areas reasonably maintained.

Clarifies that the existing law applies to all common areas and includes the Emergency Tenant Remedies Action (ETRA) situations and any US law and/or local rental licensing ordinance maintenance requirements.

Prohibition of rental applications based on Pending Evictions (Effective 1/1/25)

Problem: Landlords were denying prospective tenants based on eviction actions that were still pending or where no writ of recovery had been issued.

Landlords may not deny a rental application based on a pending eviction action that does not yet have an outcome demonstrating the tenant was at fault, an expunged eviction action, or an eviction action that did not have a writ of recovery issued).

Limits on Late Fee in Government Subsidized Housing (Effective 1/1/25)

Problem: Landlords were charging late fees based on the entire rent amount, not just the tenant's portion.

Late fees can only be assessed on the tenant's portion of rent in government housing subsidy programs.

No Rent Payments for Condemned Property (Effective 1/1/25)

Problem: Landlords were able to continue to collect rent on condemned properties if the property was condemned after the tenancy began.

A landlord may not accept rent if the tenant has been ordered to vacate by a government entity (such as a city tasked with enforcing local health/safety/rental codes). Tenants can use Rent Escrow actions as an enforcement mechanism.

Tenant Right to Seek Police and Emergency Assistance for Mental Health Issues (Effective 1/1/25)

Problem: A tenant's right to be protected from certain impacts of local crime-free housing ordinances while seeking emergency assistance did not specifically include instances involving mental health issues.

Emergency calls for mental health issues are specifically protected.

Updates to Rights of Victims of Violence to Terminate their Lease (Effective 6/24/24)

Problem: Previous statute only allowed a tenant to notify a landlord by fax, mail or in-person and required in person contact with qualified third parties.

Updates statute to allow a tenant to notify a landlord of their intent to terminate their lease by "written communication the plaintiff regularly uses to communicate with the landlord" and changes language to be when tenancy ends instead of vacate date. Exchanges in-person contact requirement for qualified third party who provided professional services to the tenant.

Tenant Right to Organize (Effective 1/1/25)

Problem: Tenants risk retaliation from landlords when trying to organize tenant associations.

Gives tenants the right to establish and operate tenant associations and protects organizing activities. Prohibits retaliation by landlords.

Tenant Screening Reports (Effective 1/1/25)

Problem: Tenant Screening Services pull out of date reports, negatively impacting tenant's ability to secure housing.

Tenant screening services must pull data no more than 24 hours before giving a tenant screening report to the landlord.

Lease Termination for Medical Infirmity (Effective 1/1/25)

Problem: Statute only allowed a single tenant with an infirmity out of lease but not the rest of the lease signers.

A lease may be terminated for all tenants even if only one tenant needs to terminate due to infirmity.

Updates and Clarifications to Eviction Actions (Effective 1/1/25)

Summons

Problem: Tenants were not always getting notice of eviction actions filed against them.

Creates an electronic communication notice of filing requirement. Specifies that a landlord must file an affidavit of personal or substitute service at least 3 days before the initial court appearance and that posted service must be done to a tenant's individual unit door. Specifies language that must be included in service affidavits or affidavits if not found.

Judgment and Execution

Problem: Courts were not required to give tenants any time before issuing a writ of recovery in nonpayment evictions

Imposes mandatory delays on issuing Writs of Recovery in nonpayment of rent eviction cases and adds exception to the mandatory delay for default judgments.

Victims of Violence

Problem: Landlords were filing evictions against victims of violence who terminated their leases mid-lease term.

Prohibits landlords from filing evictions against tenants who terminate their leases under MN Statute 504B.206 (effective 6/24/24)

Attorney General Enforcement (Effective 1/1/25)

Problem: Minnesota Attorney General had to make several circuitous arguments to prove enforcement authority for landlord/tenant issues.

Explicitly gives the Attorney General authority to investigate and prosecute violations of Minnesota Landlord/Tenant Law.

Changes to Submetering in Shared-Metered Residential Buildings (Effective 1/1/25)

Problem: An increasing number of tenants are being charged for common area and other shared metered utility usage without being told how the bills are being calculated and without any effective enforcement mechanism if they are being mischarged.

A new series of statutes will define how shared utilities are to be divided, the cost calculated, how tenants will be billed, and how disputes will be handled.

Prohibition of Deceptive Trade Practices (Effective 1/1/25)

Problem: Many goods and services are being advertised without including all mandatory fees and surcharges, misleading the public into thinking something is much less expensive than it really is.

It will be a deceptive trade practice to advertise, display, or offer a price for goods or services that does not include all mandatory fees and surcharges.

Renters' Credit Redesign ([changes to tax filings in 2025](#))

Problem: This income-targeted property tax credit/refund is not taken by all eligible households.

For rent paid in 2024 (2025 tax filings), the regular state income tax filing process will be used to apply (not a separate property tax filing). Adjusted Gross Income will be used, making the filing process easier and increasing the amount in many cases. These changes mean more renters will apply and many will receive an increased credit.

[Right to Counsel in Public Housing Breach-of-Lease Evictions](#) (Effective 8/1/25)

Problem: It is unclear what counts as public housing.

The statute clarifies the Right to Counsel only applies to specific subsidized housing.