

Instructions

1. Fill out this document if you would like to establish protections for you and your community under Minn. Stat. § 504B.212, Tenant Right to Organize.
2. Make sure that you and other members of your association sign and date this document. If desired Section 1.3 and 1.4 can be rewritten to better support the needs of your tenant association.
3. Make multiple copies of this document for association members and their personal files.
4. It is not necessary that this document be shared with property ownership or management unless they ask for proof that your tenant association is operating under the guidelines put forward by state law.
5. If property ownership or management chooses not to abide by the protections as provided by Minn. Stat. § 504B.212, please call HOME Line to discuss your options.

[sample] OPERATING AGREEMENT

FOR

A TENANT ASSOCIATION

- 1.1 FORMATION.** The members have formed a Tenant Association as defined by Minn. Stat. § 504B.001, subd. 13a. The activities of this Tenant Association, its members, tenant organizers, and all residential tenants of _____ are protected by Minn. Stat. § 504B.212.
- 1.2 PURPOSE.** The purpose of the Tenant Association is to improve the housing conditions, amenities, community life, and contractual positions of our members and to address issues related to our living environment.
- 1.3 MANAGEMENT OF THE TENANT ASSOCIATION.** The members of the Tenant Association agree to:
- (a) meet regularly, at least monthly;
 - (b) operate democratically;
 - (c) make decisions together as a Tenant Association;
 - (d) represent the residents of _____ and our members with respect to the above tenant association;
 - (e) be representative of all residents at the property who choose to participate;
 - (f) keep all meetings open to all residents of _____;
 - (g) not have any individual tenant speak on behalf of, or make decisions for, the Tenant Association without the agreement or permission of the group; and
 - (h) remain completely independent of owners, management, and their representatives;
- 1.4 ADMISSION OF ADDITIONAL MEMBERS.** Additional members may be admitted to this tenant association if they are residential tenants from rental units that are owned or operated by _____ and agree to the terms of this operating agreement.

[signatures on the following page]

