



Tenant Hotline

Phone: 612-728-5767

Online: [homelinemn.org/email](https://www.homelinemn.org/email)

Recent City Ordinances Impacting Tenants and Landlords

May 21, 2025 — 1:30-3:00pm

HOME Line Housing Attorney, Samuel Spaid

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 335,000 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 24, 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
- 1.5 CLE credits will be applied for after this session



City Ordinances

Disclaimer

- There's a lot of cities in Minnesota
- Only covering recent ordinances in Saint Louis Park, Minneapolis, and Saint Paul
- Let us know if you know of other cities with new landlord-tenant ordinances



State Pre-Eviction Notice

- At least 14 days
- Required information (no required form)
- Minn. Stat. 504B.321, subd. 1a
- Cities can require longer time periods
- (At least 30 days under the CARES Act)



SLP Pre-Eviction Notice

- At least 30 days (up from 7 days)
- Use the Saint Louis Park's form
- Effective November 1, 2024
- Saint Louis Park City Code Section 8-335



MPLS Pre-Eviction Notice

- At least 30 days (up from 14 days)
- Other requirements remain the same
- City has a form, but it's not required
- Effective date March 1, 2025
- Minneapolis City Code 244.2060



MPLS Prelease Disclosures

- Contact information (physical address)
- Rental property license tier and code violations
- Waste and recycling information (in multifamily buildings)
- Tenant can terminate lease as penalty



MPLS 90 Days Disclosures

- Tenant rights information
- Minneapolis regulatory services contact information
- Other information deemed necessary
- No tenant specific penalty, but the city can enforce



MPLS Disclosure Continued

- Effective date March 1, 2025
- Minneapolis City Code 244.2000 (8)-(9)
- Minneapolis City Code 244.2150 (city enforcement)



MPLS Protected Classes

- Added several protected classes
- Revised several protected classes
- Added Exceptions
- Effective August 1, 2025
- Minneapolis City Code 139.10-141.60



MPLS Height and Weight

- Numerical measurements of body size
- Impressions of a person as tall or short
- Impressions of a person's weight

MPLS Housing Status

- The state of having or not having, a fixed, regular, and adequate nighttime residence



MPLS Familial Status

- Minors
- Individuals who lack the ability to meet essential requirements for physical health, safety, or self-care



SP Rent Cap Rollback

- Properties built after December 31, 2004, or that became residential after December 31, 2004, are exempt
- Saint Paul City Code 193A.08



SP Tenant Protections

- A number of tenant protections were passed
- Saint Paul City Code Chapter 193 is effective one year from the date of signing
- City has some work to do first
- Saint Paul City Code Chapter 193



SP Pre-Eviction Notice

- At least 30 days notice
- Saint Paul City Code 193.04



SP Security Deposits

- Security deposits capped at one month
- Prepaid rent capped
- Double deposit exception
- Saint Paul City Code 193.02



SP Applicant Screening

- Application fee Limit
- Screening criteria limitations
- Individual assessments
- Saint Paul City Code 193.03



SP Relocation Assistance

- Limited for-cause protection after sale
- Notice required
- Relocation assistance required
- Limited to Affordable Housing Units
- Saint Paul City Code 193.05-6





Questions?



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Thank You