



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

New City Ordinances CLE

May 20, 2026 — 1:30-2:30pm
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 provide free and confidential legal advice to residential tenants through our hotline in 4 languages.
- We have advised over 350,000 renters since 1992.

Contacting the Hotline

- For English, call 612-728-5767
- Para Español, llame al 612-255-8870
- Af- Soomaali wac 612-255-8860
- Hais lus Hmoob, Hu 612-255-7104
- homelinemn.org/email
- homelinemn.org/mandenos-un-e-mail

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



New City Ordinances CLE

HOME Line



Disclaimer

- There's a lot of cities in Minnesota
- Only covering recent ordinances in Duluth, Minneapolis, and Saint Paul and those cities with recent, temporary, preeviction notice requirements
- Let us know if you know of other cities with new landlord-tenant ordinances



Cities with Pre-Eviction Notice Requirements



State Law

- 14 day notice requirement for nonpayment of rent
- State the amount due and how to pay it
- Include specific language
- Must be mailed or delivered to the tenant personally (email doesn't count)
- Minn. Stat. 504B.321, subd. 1a

Cities With Permanent Ordinances

- Minneapolis (30 days for nonpayment)
- Saint Louis Park (30 days for nonpayment)
- Brooklyn Center (30 days for nonpayment and material breach, affordable housing only)
- Saint Paul (30 days for nonpayment)*

Cities With Temporary Ordinances

- Saint Paul (60 days for nonpayment until December 31, 2026)
- Richfield (30 days for nonpayment - expired May 18, 2026)
- Brooklyn Park (30 days for nonpayment - expired April 30, 2026)



Duluth



Notice and posting for safe and dignified rental housing

- The landlord has to notify the tenant of their rights under landlord tenant law in writing
- The landlord of a multi-family rental property of five or more units has to post a printed notice outlining tenants rights
- Enforcement and penalties - fined by city
- Effective Date, January 1, 2026
- Sec. 29A Article V

Tenants Right to Repair

- Tenants have a right to repair and deduct for some issues
- Tenants must (1) send a written notice to the address where the tenant sends rent (2) call, text, email, or use a portal, and (3) notify the landlord of the repair and tenants intent to repair and deduct, then (4) wait 14 days
- Landlord must fix or schedule a repair within 14 days, otherwise tenants can repair and deduct (or pay and get reimbursed)
- Tenants must use licensed contractors when required

Tenants Right to Repair Limitations

- Tenant (or tenant's guest) can't be at fault
- Tenant can deduct up to half a month's rent or \$500 whichever is greater
- Repairs are limited to those required under the lease agreement or required under a law, administrative rule, or local ordinance or regulation
- Examples include
 - Holes in walls, ceilings, and floors
 - Leaks in pipes and faucets
 - Insect and pest extermination

Tenants Right to Repair Disputes and Effective Date

- Landlords can dispute the necessity of the repair, but need to get a city inspector out to inspect the property within 30 days
- City can enforce
- Tenants have a private right of action
- Effective Date, January 1, 2026
- Sec. 29A Article IIIA



Minneapolis

What are Rent-Setting Algorithms

- Rent-Setting Algorithms use non-public competitor data to price fix rent
- Some studies have shown as much as a double-digit rent increase (in terms of percent)
- RealPage's clients report a 15% increase in turnover
- A number of federal lawsuits have happened or are in progress, including some large settlements

Prohibition on Rent-Setting Algorithms

- “An owner or operator may not use an algorithmic device when setting rents or occupancy levels for dwelling units.”
- “A device that uses algorithms to perform calculations of non-public competitor data . . . to advise an owner or operator . . . on the amount of rent that the owner or operator may obtain for that unit.”
- City can enforce and Tenants can sue
- Effective Date March 1, 2026
- Minneapolis City Code 244.2070; 244.40

Protections Based on Immigration and Citizenship Status

- A landlord can't ask about immigration or citizenship status of an applicant, tenant, occupant, or prospective occupant
- A landlord can't deny a rental application for using an ITIN
- Exception for complying with legal obligations (federal subsidies, court orders, etc)
- Effective Date May 2, 2026
- Minneapolis City Code 244.2030

Retaliation Protections

- Landlords can't retaliate for:
 - Reporting a code violation
 - Seeking the assistance of community organizations, including media or news, for code violations
 - Making a repair request
 - Joining or attempting to join a tenant association or similar organization
 - Testifying in court or administrative proceeding about repairs or rights
- Effective Date May 2, 2026
- Minneapolis City Code 244.2030

Enforcement of 244.2030

- Possible criminal prosecution
- Adverse rental license actions
- Fines
- Tenants may sue to the extent permitted by law
- Effective Date May 2, 2026
- Minneapolis City Code 244.2030(h)

Saint Paul

Saint Paul Pre-Eviction Notice

- 60 days for nonpayment until December 31, 2026
- Reverts to 30 days after that
- Saint Paul City Code 193.04

Security Deposits and Prepaid Rent

- Security deposits are capped at one month's rent
- Prepaid rent is capped at one month's rent
- A landlord may charge an extra deposit or prepaid rent if they could be denied as a tenant
- Does not apply to a pet deposit
- Saint Paul City Code 193.02

Tenant Screening Changes

- Application fees are limited to the cost of the screening process and the landlord has to tell the tenant what that cost is upon request
- Landlord must provide this criteria to applicants before accepting the application and before accepting the application or any other fee
- Landlords must use uniform screen criteria

Uniform Screen Guidelines

- An applicant can be disqualified for
 - Evictions in the last three years
 - Relevant credit information (excludes credit score)
 - Misdemeanor or gross misdemeanor sentences in the last three years
 - Felony sentences in the last seven years
 - Convicted of violating the Federal Controlled Substances Act
 - Convicted of offenses that disqualify the applicant from federally assisted housing
 - Required to register for a lifetime registration to a state sex offender program
- Landlord's are restricted from denying based solely on credit

Individualized Assessment

- Landlords may use stricter criteria only if they do an individual assessment
- Individual assessments are a significantly more involved process
- Landlords must accept and consider all supplemental evidence
- Landlords must also consider the nature and severity of the incidents, the number and type of incidents, the time that has elapsed since the incident and the age of the individual at the time the incident occurred

Denials

- If the landlord uses the uniform screening criteria the landlord must notify the applicant in writing within 14 days and identify the criteria the applicant failed to meet
- For criminal history, the landlord must consider supplemental evidence
- If the landlord uses individualized assessment, basis for denial, the supplemental evidence the landlord used and an explanation as to why it isn't sufficient
- Saint Paul City Code 193.03

Affordable Housing Definition

- *Affordable Housing or Affordable Housing Building* means a residential building where at least 20 percent of the units are Affordable Housing Units.
- *"Affordable Housing Unit* means a rental unit in an Affordable Housing Building that Rents for an amount that is no more than one third of 60% or below of area median income . . ."
- Saint Paul City Code 193.01

Affordable Housing - Notice of Sale

- Only Applies to Affordable Housing
- New landlord must provide a specific written notice to tenants as soon as possible after a sale
- For three calendar months after the notice, tenants (sort of) have for-cause protection after sale (no terminations, non-renewals, rent increases, rescreenings, etc.)
- Saint Paul City Code 193.05

Affordable Housing - Relocation Assistance

- Only Applies to Affordable Housing
- A new landlord has to pay relocation assistance if they
 - Terminate or non-renews a lease without cause
 - Rescreens tenant and denies tenant or tenant terminates
 - Raises the rent or changes the lease and the tenant terminates the lease
- Relocation Assistance equal to three months of rent and paid within 30 days
- Saint Paul City Code 193.06

Questions?