



Tenant Hotline

Phone: 612-728-5767

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

Overview of New Tenant/Landlords Laws for 2024

January 17, 2024 – 12:00-1:00 pm

Becky Huting, Assistant Attorney General

Minnesota Office of the Attorney General

[AGO Landlord and Tenant Brochure: https://www.ag.state.mn.us/Brochures/pubLandlordTenants.pdf](https://www.ag.state.mn.us/Brochures/pubLandlordTenants.pdf)

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 32, 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*



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



Eviction Expungement Reforms

- An Eviction expungement is when an eviction is removed from the public court record
- Eviction expungements will be 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



Transparency in cost of housing

- Requires landlords to disclose non-optional fees (along with the rent) on the first page of the lease **and** in any advertisement or posting calling it the ‘Total Monthly Rent.’

MN Stat § 504B.120



Fee Examples

Examples of common mandatory fees

- Portal fee
- Administrative fee (usually annual so divide by # of months)
- Amenity fees
- Utilities fees, if charged by landlord
- Internet/Cable
- Lease Processing fee
- Utilities—specifically mentioned in law---“the landlord must disclose whether utilities are included or not included in the rent.”

Examples of common optional fees

- Garage spot/parking fee
- Pet fee



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



Tenant can break 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 to a medical facility.

MN Stat § 504B.266



Statewide Heat Code Minimum

- Landlords must supply a minimum of 68 degrees Fahrenheit in apartments from October 1st to April 30th if the tenant does not control the heat.

MN Stat § 504B.161



ETRA: What's New?

- List of Emergency Repairs Expanded: “When the landlord is responsible for providing”
 - Non-Working Refrigerator
 - Air Conditioning
 - Non-Working Elevator
 - Serious Infestation
 - Notice of Intent to Condemn, Revoked Rental License
 - Loss of any conditions, services or facilities that pose a serious and negative impact to health and safety

ETRA: What's Covered?

- List of Emergency Repairs
 - The loss of running water, hot water, heat, electricity, sanitary facilities
 - Non-Working Refrigerator
 - Air Conditioning (When the landlord is responsible for providing)
 - Non-Working Elevator (When the landlord is responsible for providing)
 - Serious Infestation
 - Notice of Intent to Condemn, Revoked Rental License
 - Loss of any conditions, services or facilities that pose a serious and negative impact to health and safety

Emergency Tenant Remedy Action

- What's the Process?
- 24 hour notice of repair
- File the Petition
 - Filing Fee?
- Hearing, Trial, Order

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.

- Multiple detailed changes to formal court eviction procedures: including before the case is filed, serving court papers & during and after the case
 - slow down the eviction process,
 - give tenants a better chance at redeeming, and
 - provide tenants with more information and greater protection
- § 504B.285, § 504B.291, § 504B.321, § 504B.331, § 504B.335, § 504B.345, § 504B.371, § 504B.341

Pet Declawing/Devocalization

- Prevents Landlords from requiring pets be declawed/devocalized in rental housing.

MN Stat § 504B.114



Move-in/out Inspections

- Landlords are required to offer of move-in/out inspections
- The tenant unilaterally decides if they want to do these inspections.
- Should help minimize security deposit disputes

MN Stat § 504B.182



Right to Counsel

- Tenants in Public Housing have the right to counsel in breach of lease eviction cases
- Does not impact most tenants
- Effective 8/1/23

MN Stat § 504B.268



Early Lease Renewals

- For leases 10 months or longer the landlord can't ask the tenant to renew for the next lease term during the first 6 months of the current lease term.

MN Stat § 504B.144



Limitations on Crime-free Lease Provisions

- Landlords can't evict a tenant for committing a nonviolent crime that happens somewhere other than on the rental property
- Can still evict if a crime of violence happens off-site if its against landlord, employee, another tenant, or tenant's guest
- This will be effective 6/1/24

Renters Credit Expansion

- Automatic, one-time increase for 2023 credits
- For rent paid in 2024 (2025 tax filings):
 - Renters can apply as part of their regular tax filings
 - 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 cannot 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





Thank You



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