

Minnesota Domestic Violence Housing Laws
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I. Resources

[Minn. Stat. Chapter 504B](#)

[Residential Eviction Defense and Tenant Claims in Minnesota](#)
Manuals and answer forms

II. Housing Laws

A. Statutes

Minn. Stat. § 504B.205
Residential Tenant's Right to Seek Police and Emergency Assistance
<https://www.revisor.mn.gov/statutes/cite/504B.205>

Minn. Stat. § 504B.206
Right of Victims of Violence to Terminate Lease
<https://www.revisor.mn.gov/statutes/cite/504B.206>

Minn. Stat. § 504B.285
Eviction Actions; Grounds; Retaliation Defense; Combined Allegations
<https://www.revisor.mn.gov/statutes/cite/504B.285>

- Subdivision 1: “(b) A landlord may not commence an eviction action against a tenant or authorized occupant solely on the basis that the tenant or authorized occupant has been the victim of any of the acts listed in [section 504B.206, subdivision 1, paragraph \(a\)](#). A landlord may not commence an eviction action against a residential tenant who has terminated a lease as provided in [section 504B.206](#). Nothing in this paragraph should be construed to prohibit an eviction action based on a breach of the lease or where a tenant has provided the written notice under [section 504B.206, subdivision 1](#), but failed to vacate on or before the date provided in that notice. A landlord violating this paragraph is liable to the tenant for reasonable attorney fees and costs incurred by the tenant for obtaining an expungement as provided under [section 484.014, subdivision 3](#).”
 - Residential Eviction Defense and Tenant Claims in Minnesota [§ VI.G.38](#).
- Subd. 2. Retaliation defense.

It is a defense to an action for recovery of premises following the alleged termination of a tenancy by notice to quit for the defendant to prove by a fair preponderance of the evidence that:

(1) the alleged termination was intended in whole or part as a penalty for the defendant's good faith attempt to secure or enforce rights under a lease or contract, oral or written, under the laws of the state or any of its governmental subdivisions, or of the United States; or

(2) the alleged termination was intended in whole or part as a penalty for the defendant's good faith report to a governmental authority of the plaintiff's violation of a health, safety, housing, or building code or ordinance.

If the notice to quit was served within 90 days of the date of an act of the tenant coming within the terms of clause (1) or (2) the burden of proving that the notice to quit was not served in whole or part for a retaliatory purpose shall rest with the plaintiff.

- Residential Eviction Defense and Tenant Claims in Minnesota [§ VI.F.3.](#)

Minn. Stat. § 504B.171

Covenant of Landlord and Tenant Not to Allow Unlawful Activities

<https://www.revisor.mn.gov/statutes/cite/504B.171>

- Subdivision 1(a): “... The covenant is not violated when a person other than the landlord or licensor or the tenant or licensee possesses or allows controlled substances in the premises, common area, or curtilage, unless the landlord or licensor or the tenant or licensee knew or had reason to know of that activity.”
- “Subd. 2a. Limitation on crime-free lease provisions. A residential landlord may not impose a penalty on a residential tenant or terminate the lease of a residential tenant for the conduct of the residential tenant, household member, or guest occurring off of the premises or curtilage of the premises, unless (1) the conduct would constitute a crime of violence against another tenant, the tenant's guest, the landlord, or the landlord's employees, regardless of whether a charge was brought or a conviction obtained; or (2) the conduct results in a conviction of a crime of violence against a person unrelated to the premises. For purposes of this subdivision, crime of violence has the meaning given in [section 624.712, subdivision 5](#), except that it does not include offenses under [chapter 152](#).”

B. Other Claims

Victim as a tenant or constructive owner. Residential Eviction Defense and Tenant Claims in Minnesota [§ I.D.6.](#)

Eviction is not appropriate where the victim is not responsible for the nonpayment of rent, and only needs additional time to obtain assistance with the rent. Residential Eviction Defense and Tenant Claims in Minnesota [§ VI.E.38](#).

Forfeiting the victim's housing would be a great injustice, since the landlord's rights are adequately protected. Residential Eviction Defense and Tenant Claims in Minnesota [§ VI.G.28](#).

III. Other Laws

Minn. Stat. § 609.748
Harassment; Restraining Order
<https://www.revisor.mn.gov/statutes/cite/609.748>

- Residential Eviction Defense and Tenant Claims in Minnesota [§ XII.B.5.\(a\)](#).

Minn. Stat. § 518B.01
Domestic Abuse Act
<https://www.revisor.mn.gov/statutes/cite/518B.01>

- Residential Eviction Defense and Tenant Claims in Minnesota [§ XII.B.5.\(b\)](#).

Minn. Stat. § 626.557
Reporting of Maltreatment of Vulnerable Adults
<https://www.revisor.mn.gov/statutes/cite/626.557>

- Subd. 20. Cause of action for financial exploitation; damages.
 - (a) A vulnerable adult who is a victim of financial exploitation as defined in [section 626.5572, subdivision 9](#), has a cause of action against a person who committed the financial exploitation. In an action under this subdivision, the vulnerable adult is entitled to recover damages equal to three times the amount of compensatory damages or \$10,000, whichever is greater.
 - (b) In addition to damages under paragraph (a), the vulnerable adult is entitled to recover reasonable attorney fees and costs, including reasonable fees for the services of a guardian or conservator or guardian ad litem incurred in connection with a claim under this subdivision.
 - (c) An action may be brought under this subdivision regardless of whether there has been a report or final disposition under this section or a criminal complaint or conviction related to the financial exploitation.

IV. Contact

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