

Minnesota Housing Legislative Update
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May 13, 2021

1. Opening Evictions: Conference Committee SF1470 (2021)
<https://www.leg.mn.gov/leg/cc/Default?type=bill&year=2021-92&bill=SF-1470>
 - a. SF1470/HF2106: Executive Order 20-79 nullification; landlord and tenant law gubernatorial modifications prohibition; phase out of the eviction moratorium authorization; tenants with pending rental assistance applications eviction actions prohibition
 - b. Conferees
 - i. Representatives Hausman, Howard, Theis
 - ii. Senators Draheim, Duckworth, Dziedzic
 - c. Bills
 - i. Senate F. No. 1470
https://www.revisor.mn.gov/bills/text.php?number=SF1470&version=3&session=ls92&session_year=2021&session_number=0
 - (1) Voids Emergency Executive Order 20-79
 - (2) Staggered opening of lease terminations and eviction actions
 - (3) The filing of an eviction action based on nonpayment of rent against a tenant with a pending application for assistance through the COVID-19 emergency rental assistance program is prohibited. This section expires June 1, 2022.
 - (4) Passed in the Senate
 - ii. House F. No. 2106
https://www.revisor.mn.gov/bills/text.php?session=ls92&version=latest&number=HF2106&session_number=0&session_year=2021
 - (1) Voids Emergency Executive Order 20-79
 - (2) Not passed in the House of Representatives
 - iii. House F. No. 12
https://www.revisor.mn.gov/bills/text.php?session=ls92&version=latest&number=HF0012&session_number=0&session_year=2021
 - (1) Expands exceptions in Emergency Executive Order 20-79

- (2) Expands eviction actions after end of the peacetime emergency
- (3) 60-day notice
- (4) For 12 months, no landlord may file an eviction action for nonpayment of rent if the landlord was eligible to collect the alleged rent owed through a rental assistance or emergency assistance program, and either refused the payment or refused to comply with requirements needed to process the payment.
- (5) Expungement of illegal eviction actions
- (6) Mortgage foreclosure and contract for deed moratorium
- (7) Not passed in the House of Representatives

2. Omnibus Housing Bills: Conference Committee HF1077 (2021)

<https://www.leg.mn.gov/leg/cc/Default?type=bill&year=2021-92&bill=HF-1077>

a. Conferees

- i. Representatives Hausman, Howard, Agbaje, Reyer, Theis
- ii. Senator Draheim, Duckworth, Dahms, Pratt, Dziedzic

b. Side-by-side comparison

https://www.senate.mn/conference_committee/2021-2022/1500_Conference_Committee_on_H.F._1077/HF1077SidebySide.pdf

- i. Page R33: Senate eviction phase out
- ii. Page R38: House of Representatives provisions on expungement, service and support animals, prorated rent, prohibited fees, rent pre-eviction action notice, lease renewal, minimum heat, privacy notice and penalty, tenant screening agencies, infirmity lease termination, right to counsel in public housing breach eviction actions, eviction action reforms, filing fees for tenant-filed actions, emergency tenant remedies action expansion, manufactured home park sales

3. Omnibus cannabis bill: House F. No. 600

<https://www.revisor.mn.gov/bills/bill.php?b=House&f=HF0600&ssn=0&y=2021>

a. Section 8: Minn. Stat. § 342.08 Personal Adult Use of Cannabis

b. Subdivision 1. Personal adult use, possession, and transportation of cannabis and cannabis products.

(a) A person 21 years of age or older may:

(7) use adult-use cannabis and adult-use cannabis products in the following locations:

(ii) on private property, not generally accessible by the public, unless the person is explicitly prohibited from consuming cannabis or cannabis products on the property by the owner of the property; or

- c. House of Representatives: placed on Calendar for the Day Thursday, May 13, 2021
 - d. Not heard in the Senate
4. Lawyers' Committee for Civil Rights Under Law Bill: House F. No. 1790
<https://www.revisor.mn.gov/bills/bill.php?b=House&f=HF1790&ssn=0&y=2021>
- a. Repeal of rent control limitations, landlord liability for personal injuries caused by failing to maintain the condition of rental property, tenant termination of the lease if the tenant has lost income and can no longer pay the rent, landlords must try to re-rent units when tenants leave before the end of the lease, limitation of drug possession evictions to criminal conduct, limitation of evictions based on crime-free ordinances and lease provisions to conduct on the property, expand attorney's fees to tenants who win eviction actions
 - b. No hearings in the House of Representatives or Senate