

Small Changes in Minnesota Landlord and Tenant Law for 2026 (Some in 2025)

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Housing Law in Minnesota

<http://povertylaw.homestead.com/HousingLawinMinnesota.html>

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The 2025 Legislative Session

There were many new landlord and tenant laws passed in 2023 and 2024.

<https://povertylaw.homestead.com/2023HousingLaws.html>

<https://povertylaw.homestead.com/2024HousingLaws.html>

Because of divided government in 2025, there were only few laws passed.

<https://www.revisor.mn.gov/laws/2025/0/>

There are some small changes in landlord and tenant law.



Minnesota Housing Finance Agency (MHFA)

Information on Landlord and Tenant Rights

[2025 Minn. Laws Ch. 32, Senate F. No. 2298, Art. 3, § 3](#)

Sec. 3. Minnesota Statutes 2024, section 462A.07, is amended by adding a subdivision to read:

Subd. 21. Promotion of materials on rights and obligations of landlords and residential tenants.

The commissioner shall publish information on the rights and obligations of landlords and residential tenants, including promotion of the statement required under section 504B.275. The commissioner must prominently display this information on the agency website.

Effective Date

[No effective date listed, so effective August 1, 2025.]

Note:

[Minn. Stat. § 504B.275 Attorney General's Statement; Distribution.](#)



Heat

2025 Minn. Laws Ch. 32, Senate F. No. 2298, Art. 4, § 4

Sec. 4. Minnesota Statutes 2024, section 504B.161, subdivision 1, is amended to read:
Subdivision 1. Requirements.

(a) In every lease or license of residential premises, the landlord or licensor covenants:
...

(5) to ~~supply~~ equip or furnish heat capable of maintaining at a minimum temperature of 68 degrees Fahrenheit in all places intended for habitation including kitchens and bathrooms from October 1 through April 30, unless a utility company requires and instructs the heat to be reduced.

Effective Date

[No effective date listed, so effective August 1, 2025.]

Note:

Minn. Stat. § 504B.161 Covenants of Landlord or Licensor.



Right of Victims of Violence to Terminate Lease

[2025 Minn. Laws Ch. 32, Senate F. No. 2298, Art. 4, § 5](#)

Sec. 5. Minnesota Statutes 2024, section 504B.206, subdivision 2, is amended to read:

Subd. 2. Treatment of information.

(a) A landlord must not disclose:

- (1) any information provided to the landlord by a tenant in the written notice required under subdivision 1, paragraph (b);
- (2) any information contained in the qualifying document;
- (3) the address or location to which the tenant has relocated; or
- (4) the status of the tenant as a victim of violence.

(b) The information referenced in paragraph (a) must not be entered into any shared database or provided to any person or entity but may be used when required as evidence in an eviction proceeding, action for unpaid rent or damages arising out of the tenancy, claims under section 504B.178, with the consent of the tenant, or as otherwise required by law.

Right of Victims of Violence to Terminate Lease

(c) The requirements of this subdivision to treat the information enumerated in paragraph (a) are paramount and supersede any other document or form previously signed by the tenant, including but not limited to any release of information form.

~~(c)~~ (d) A landlord who violates this section is liable to the tenant for statutory damages of \$2,000, plus reasonable attorney fees and costs.

EFFECTIVE DATE. This section is effective the day following final enactment.

Note:

Minn. Stat. § 504B.206 Right of Victims of Violence to Terminate Lease.

<https://www.revisor.mn.gov/statutes/cite/504B.206>



Clarification of Scope of Rent Escrow Actions

2025 Minn. Laws Ch. 32, Senate F. No. 2298, Art. 4, § 6

Sec. 6. Minnesota Statutes 2024, section 504B.385, subdivision 1, is amended to read:

Subdivision 1. Escrow of rent.

...

(c) For a violation as defined in section 504B.001, subdivision 14, clause (2) ~~or~~, (3), (4), or (5), the residential tenant must give written notice to the landlord specifying the violation. The notice must be delivered personally or sent to the person or place where rent is normally paid. If the violation is not corrected within 14 days, the residential tenant may deposit the amount of rent due to the landlord with the court administrator along with an affidavit specifying the violation. The court must provide a simplified form affidavit for use under this paragraph.

Effective Date

[No effective date listed, so effective August 1, 2025.]



Clarification of Scope of Rent Escrow Actions

Notes:

504B.001 Definitions.

...

Subd. 14.Violation.

"Violation" means:

- (1) a violation of any state, county or city health, safety, housing, building, fire prevention, or housing maintenance code applicable to the building;
- (2) a violation of this chapter;
- (3) a violation of any federal, state, county, or city laws protecting tenants from discrimination;
- (4) a violation of any applicable tenant rights and landlord obligations for public and subsidized tenancies under local, state, or federal law; or
- (5) a violation of an oral or written agreement, lease, or contract for the rental of a dwelling in a building.

Minn. Stat. § 504B.385 Rent Escrow Action to Remedy Violations.



Clarification of Tenant Remedies Actions

2025 Minn. Laws Ch. 32, Senate F. No. 2298, Art. 4, § 7

Sec. 7. Minnesota Statutes 2024, section 504B.395, subdivision 4, is amended to read:
Subd. 4. Landlord must be informed.

A landlord must be informed in writing of an alleged violation at least 14 days before an action is brought by:

(1) a residential tenant of a residential building in which a violation as defined in section 504B.001, subdivision 14, clause (2) ~~or~~, (3), (4), or (5), is alleged to exist; or

(2) a housing-related neighborhood organization, with the written permission of a residential tenant of a residential building in which a violation, as defined in section 504B.001, subdivision 14, clause (2) ~~or~~, (3), (4), or (5), is alleged to exist. The notice requirement may be waived if the court finds that the landlord cannot be located despite diligent efforts.

Effective Date

[No effective date listed, so effective August 1, 2025.]



Clarification of Tenant Remedies Actions

Notes:

504B.001 Definitions.

...

Subd. 14. Violation.

"Violation" means:

- (1) a violation of any state, county or city health, safety, housing, building, fire prevention, or housing maintenance code applicable to the building;
- (2) a violation of this chapter;
- (3) a violation of any federal, state, county, or city laws protecting tenants from discrimination;
- (4) a violation of any applicable tenant rights and landlord obligations for public and subsidized tenancies under local, state, or federal law; or
- (5) a violation of an oral or written agreement, lease, or contract for the rental of a dwelling in a building.

Minn. Stat. § 504B.395 Procedure.



Revised Effective Date Coverage for Some 2023 Laws

Some laws from 2023 applied to some but not all leases, leaving it unclear when they applied and when they did not. This included amendments and new laws covering pet declawing, fee disclosure, apartment inspections, privacy, early lease renewal, crime-free lease provisions, and attorney's fees.

[2025 Minn. Laws Ch. 32, Senate F. No. 2298, Art. 4, § 10](#)

Sec. 10. Laws 2023, chapter 52, article 19, section 90, is amended to read:

Sec. 90. EFFECTIVE DATE.

Sections 83 to 89 are effective January 1, 2024, and apply to leases signed on or after that date.

(b) Sections 83 to 89 are effective January 1, 2026, for leases renewed or extended on or after that date. For the purposes of this section, estates at will shall be deemed to be renewed or extended at the commencement of each rental period.

EFFECTIVE DATE. Paragraph (b) is effective January 1, 2026, and applies to leases entered into, renewed, or extended on or after that date.

Note:

[2023 Minn. Laws Ch. 52, Art. 19, §§ 83-89.](#)

Revised Effective Date Coverage for Some 2023 Laws

[2025 Minn. Laws Ch. 32, Senate F. No. 2298, Art. 4, § 11](#)

Sec. 11. Laws 2023, chapter 52, article 19, section 102, is amended to read:

Sec. 102. EFFECTIVE DATE.

Sections 97, 98, and 100 are effective January 1, 2024, and apply to leases entered into or renewed on or after January 1, 2024.

(b) Sections 97, 98, and 100 are effective January 1, 2026, for leases extended on or after January 1, 2026. For the purposes of this section, estates at will shall be deemed to be renewed or extended at the commencement of each rental period.

EFFECTIVE DATE. Paragraph (b) is effective January 1, 2026, and applies to leases entered into, renewed, or extended on or after that date.

Note:

[2023 Minn. Laws Ch. 52, Art. 19, §§ 83-89.](#)



Cannabis

2025 Minn. Laws Ch. 31, Senate F. No. 2370, § 94

Sec. 94. Minnesota Statutes 2024, section 342.57, is amended to read:

342.57 Protections for Registry Program Participants.

...

Subd. 3. School enrollment; rental property.

...

(b) No landlord may refuse to lease to a patient or person enrolled in the registry program or a Tribal medical cannabis program or otherwise penalize a patient or person enrolled in the registry program or a Tribal medical cannabis program solely because the patient or person is enrolled in the registry program or a Tribal medical cannabis program, unless failing to do so would violate federal law or regulations or cause the landlord to lose a monetary or licensing-related benefit under federal law or regulations.

...



Cannabis

(e) A landlord must not refuse to lease a property to a patient solely because cannabis is a controlled substance according to the Uniform Controlled Substances Act, United States Code, title 21, section 812.

(f) A landlord must not otherwise penalize a patient solely because cannabis is a controlled substance according to the Uniform Controlled Substances Act, United States Code, title 21, section 812.

...

Subd. 5a. Notice.

An employer, a school, or a landlord must provide written notice to a patient at least 14 days before the employer, school, or landlord takes an action against the patient that is prohibited under subdivision 3 or 5. The written notice must cite the specific federal law or regulation that the employer, school, or landlord believes would be violated if the employer, school, or landlord fails to take action. The notice must specify what monetary or licensing-related benefit under federal law or regulations that the employer, school, or landlord would lose if the employer, school, or landlord fails to take action.

...



Cannabis

Subd. 6a. Retaliation prohibited.

A school, a landlord, a health care facility, or an employer must not retaliate against a patient for asserting the patient's rights or seeking remedies under this section or section 152.32.

Effective Date

2025 Minn. Laws Ch. 31, Senate F. No. 2370, § 109

Sec. 109. EFFECTIVE DATE. This act is effective the day following final enactment.

Presented to the governor May 20, 2025

Signed by the governor May 23, 2025, 10:53 a.m.

Note:

Minn. Stat. § 342.57 Protections for Registry Program Participants.

Cannabis

Also effective during 2025 is a law from 2023.

Multifamily Housing Buildings.

[2023 Minn. Laws Chapter 63, Article 1, § 57, Subd. 1\(b\)](#)

Sec. 57. [342.56] LIMITATIONS.

Subdivision 1. Limitations on consumption; locations of consumption.

...

(b) Except for the use of medical cannabis flower or medical cannabinoid products, the vaporizing or smoking of cannabis flower, cannabis products, artificially derived cannabinoids, or hemp-derived consumer products is prohibited in a multifamily housing building, including balconies and patios appurtenant thereto. A violation of this paragraph is punishable through a civil administrative fine in an amount of \$250.

...

EFFECTIVE DATE. This section is effective March 1, 2025.

Note:

[Minn. Stat. § 342.56 Limitations.](#)



Cannabis

Compare this with Minn. Stat. § 504B.171, Subd. 1(c).

504B.171 COVENANT OF LANDLORD AND TENANT NOT TO ALLOW UNLAWFUL ACTIVITIES.

Subdivision 1. Terms of covenant.

(a) In every lease or license of residential premises, whether in writing or parol, the landlord or licensor and the tenant or licensee covenant that:

...

(c) A landlord cannot prohibit a tenant from legally possessing, and a tenant cannot waive the right to legally possess, any cannabis products, lower-potency hemp edibles, or hemp-derived consumer products, or using any cannabinoid product or hemp-derived consumer product, other than consumption by combustion or vaporization of the product and inhalation of smoke, aerosol, or vapor from the product.

...



Questions

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