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State of Minnesota

HOUSE OF REPRESENTATIVES

NINETY-FIRST SESSION

H. F. No. 3759

02/24/2020 Authored by Her; Hausman; Xiong, J.; Becker-Finn; Lee and others
The bill was read for the first time and referred to the Housing Finance and Policy Division
03/16/2020 Adoption of Report: Amended and re-referred to the Judiciary Finance and Civil Law Division

1.1 A bill for an act
1.2 relating to housing; requiring prorated rent for the last month of tenancy; prohibiting
1.3 early renewal of leases when the lease will last ten months; proposing coding for
1.4 new law in Minnesota Statutes, chapter 504B.

1.5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.6 Section 1. [504B.116] PRORATED RENT REQUIRED.

1.7 When a lease term for a residential unit ends on a date before the last day of the final
1.8 month, the amount of rent to be paid for the final month owed for the final month of rent
1.9 must be prorated at the average daily rate for that month so that the tenant only pays for the
1.10 actual number of days that occupancy is allowed. This provision applies to all leases,
1.11 including leases requiring the last month of rent to be paid in advance.

1.12 EFFECTIVE DATE. This section is effective August 1, 2020, and applies to leases
1.13 entered into on or after that date.

1.14 Sec. 2. [504B.144] EARLY RENEWAL.

1.15 When a landlord and a tenant sign a residential lease for a term that is at least ten months,
1.16 the landlord must not require the tenant to renew the lease until at least four months have
1.17 passed since the tenant occupied the unit.

1.18 EFFECTIVE DATE. This section is effective August 1, 2020, and applies to leases
1.19 entered into on or after that date.