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State of Minnesota

HOUSE OF REPRESENTATIVES

NINETY-SECOND SESSION

H. F. No. **628**

02/01/2021

Authored by Agbaje

The bill was read for the first time and referred to the Committee on Housing Finance and Policy

- 1.1 A bill for an act
- 1.2 relating to housing; landlord and tenant; prescribing when an eviction action may
- 1.3 be disclosed in a residential tenant report; amending Minnesota Statutes 2020,
- 1.4 section 504B.241, subdivision 5.
- 1.5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:
- 1.6 Section 1. Minnesota Statutes 2020, section 504B.241, subdivision 5, is amended to read:
- 1.7 Subd. 5. **Eviction action coding.** (a) The court shall indicate on the court file or any
- 1.8 summary of a court file the specific basis of the court's decision in an eviction action
- 1.9 according to codes developed by the court that, at a minimum, indicates if the basis of the
- 1.10 court's decision is nonpayment of rent, a violation of the covenants under section 504B.161
- 1.11 or 504B.171, other breach of a lease agreement, or a counterclaim for possession of the
- 1.12 premises under section 504B.385. The court shall indicate on the court file whether an
- 1.13 eviction action is pending or if a verdict or finding has been reached as provided in section
- 1.14 504B.355 and, if so, whether it is in favor of the plaintiff or defendant.
- 1.15 (b) A residential tenant screening service must not include information in a residential
- 1.16 tenant report relating to an eviction action unless a verdict of the jury or finding of the court
- 1.17 has been reached in favor of the plaintiff as provided in section 504B.355.