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State of Minnesota  
HOUSE OF REPRESENTATIVES

NINETIETH SESSION

H. F. No. 2382

03/13/2017 Authored by Considine, Omar, Mahoney, Maye Quade, Bly and others  
The bill was read for the first time and referred to the Committee on Commerce and Regulatory Reform

1.1 A bill for an act

1.2 relating to contracts; regulating residential tenants and cellular telephone contracts;  
1.3 requiring a cover sheet with summary; proposing coding for new law in Minnesota  
1.4 Statutes, chapters 325F; 504B.

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

1.6 Section 1. **[325F.699] CELLULAR TELEPHONE; CONTRACT COVER SHEET.**

1.7 **Subdivision 1. Requirement.** All written contracts for cellular telephone services must  
1.8 contain as the first page or first page of text, if it is preceded by a title page, a cover sheet  
1.9 as provided in this section.

1.10 **Subd. 2. Form and content.** The cover sheet must be printed in legible type and readable  
1.11 language, and contain the following:

1.12 **(1) a brief statement that this is a legal contract between the service provider and user;**  
1.13 **and**

1.14 **(2) a brief summary of the major provisions of the contract, with a reference to the page**  
1.15 **number or section of the contract where they are located, including:**

1.16 **(i) the name, address, and telephone number of the service provider;**

1.17 **(ii) the term of the contract;**

1.18 **(iii) all payments due under the contract, including charges for services, overage charges,**  
1.19 **fees related to late payments, early termination, or any other payment or fees to be paid to**  
1.20 **the service provider;**

1.21 **(iv) the manner by which a contract can be terminated by the user;**

2.1        (v) acts of default under the contract and related remedies;  
2.2        (vii) the manner by which the contract can be canceled by the service provider; and  
2.3        (viii) conversion or renewal of the contract.

2.4        **Sec. 2. [504B.212] RESIDENTIAL TENANT; LEASE COVER SHEET.**

2.5        Subdivision 1. Requirement. All written leases between a landlord and residential tenant  
2.6        must contain as the first page or first page of text, if it is preceded by a title page, a cover  
2.7        sheet as provided in this section.

2.8        Subd. 2. Form and content. The cover sheet must be printed in legible type and readable  
2.9        language, and contain the following:

2.10        (1) a brief statement that the lease is a legal contract between the landlord and residential  
2.11        tenant; and  
2.12        (2) a brief summary of the major provisions of the lease, including a reference to the  
2.13        page number or section of the lease where they are located, including:  
2.14        (i) the name, address, and telephone number of the landlord;  
2.15        (ii) the term of the lease;  
2.16        (iii) all payments due under the lease, including deposits, monthly rental payments,  
2.17        parking fees, or any other payment or fee to be paid to the landlord;  
2.18        (iv) the manner by which a lease can be terminated by the residential tenant;  
2.19        (v) acts of default under the lease and related remedies;  
2.20        (vii) the manner by which the lease can be canceled by the landlord; and  
2.21        (viii) conversion or renewal of the lease.