

SENATE
STATE OF MINNESOTA
NINETY-FOURTH SESSION

S.F. No. 1698

(SENATE AUTHORS: DRAHEIM, Port and Lucero)

DATE
02/20/2025

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Introduction and first reading
Referred to State and Local Government

OFFICIAL STATUS

1.1 A bill for an act
1.2 relating to local government; permitting an owner to rent or lease a portion of the
1.3 owner's homestead property; amending Minnesota Statutes 2024, section 462.357,
1.4 by adding a subdivision.

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

1.6 Section 1. Minnesota Statutes 2024, section 462.357, is amended by adding a subdivision
1.7 to read:

1.8 Subd. 1j. Homestead rentals. (a) For the purposes of this subdivision, "homestead" has
1.9 the meaning provided in section 273.124, subdivision 1.

1.10 (b) A municipality must not prohibit an owner from renting or leasing a portion of the
1.11 owner's homestead property as a dwelling if:

1.12 (1) the homestead is a single family home; and

1.13 (2) the owner resides on the homestead property as the owner's primary dwelling.

1.14 (c) Rental of a portion of a homestead property pursuant to paragraph (b) is a permitted
1.15 single family use for the purposes of zoning.

1.16 (d) Paragraph (b) does not prohibit a municipality from enforcing other laws, rules,
1.17 regulations, and ordinances relating to residential rental properties, including landlord-tenant
1.18 law.