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State of Minnesota

HOUSE OF REPRESENTATIVES

NINETY-FOURTH SESSION

H. F. No. 3639

02/23/2026 Authored by Hussein and Rehrauer 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; prohibiting landlords from listing the name of a minor child
1.3 of a tenant in a lease or eviction complaint; proposing coding for new law in
1.4 Minnesota Statutes, chapter 504B.

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

1.6 Section 1. [504B.2136] LISTING OF MINORS AS LEASE PARTIES OR
1.7 DEFENDANTS PROHIBITED.

1.8 (a) A residential lease shall not list a minor child of a residential tenant as a tenant. If a
1.9 minor is the only person renting the unit from the landlord, the lease may list the minor as
1.10 a tenant.

1.11 (b) A residential landlord shall not list a minor child of a residential tenant as a defendant
1.12 in an eviction action complaint against the residential tenant. If a minor is the only person
1.13 renting the unit from the landlord, the landlord may list the minor as a defendant in an
1.14 eviction action complaint against the minor.

1.15 (c) The requirements of this section may not be waived or modified by the parties to a
1.16 residential lease. Any provision, whether oral or written, of a lease or other agreement by
1.17 which any provision of this section is waived by a tenant is contrary to public policy and
1.18 void. The tenant shall recover from the landlord treble actual and consequential damages
1.19 or \$1,000, whichever is greater, and reasonable attorney fees, for a violation of this section.

1.20 EFFECTIVE DATE. This section is effective August 1, 2026, and applies to leases
1.21 entered into, renewed, or extended on or after that date. For the purposes of this section,
1.22 estates at will shall be deemed to be renewed or extended at the commencement of each
1.23 rental period.