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State of Minnesota

HOUSE OF REPRESENTATIVES

NINETY-FOURTH SESSION

H. F. No. 3951

03/05/2026 Authored by Igo and Howard
The bill was read for the first time and referred to the Committee on Housing Finance and Policy

A bill for an act

relating to housing; providing for submetered utility service final billing for vacating tenants; modifying provisions related to the payment of rent by tenants; amending Minnesota Statutes 2024, sections 216B.023, by adding a subdivision; 504B.118; 504B.216, by adding a subdivision.

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

Section 1. Minnesota Statutes 2024, section 216B.023, is amended by adding a subdivision to read:

Subd. 3a. **Final billing for submetered utility service.** If, by the date the tenant vacates the unit, a landlord has not received from the utility provider the actual utility bill for utility service, the landlord may issue an estimated final utility bill to the tenant. The calculation must be based on the immediately preceding billing period for the submetered utility bill charged to the tenant, prorated for the number of days between the end of the prior billing period and the date the tenant vacates the unit. No additional fees or charges may be assessed, except that nothing in this subdivision prohibits a landlord from assessing and including in the final utility bill:

(1) an administrative billing charge authorized under subdivision 4; and

(2) a late payment charge authorized under subdivision 6, provided that the late payment charge reflects only a late fee for unpaid charges from the immediately preceding billing period.

Sec. 2. Minnesota Statutes 2024, section 504B.118, is amended to read:

504B.118 ~~RECEIPT FOR RENT PAID IN CASH~~ PAYMENT OF RENT.

Subdivision 1. **Receipt for rent paid in cash.** A landlord receiving rent or other payments from a tenant in cash must provide a written receipt for payment immediately upon receipt if the payment is made in person, or within three business days if payment in cash is not made in person.

Subd. 2. **Digital payment platforms.** (a) If a landlord requires or permits a tenant to pay rent and other charges using a digital payment platform, a landlord must offer a tenant an alternative to using the digital payment platform if the platform is not functioning. No fee may be charged to the tenant to use an alternative form of payment.

(b) If the digital payment platform is known to be not functioning, the landlord must restore access to the digital payment platform or offer an alternative means of payment as soon as practicable.

(c) A landlord is prohibited from taking any adverse action, including but not limited to filing an eviction or assessing late fees, when payment of rent or other charges is not paid because the digital payment platform, or the alternative payment method the landlord provided, is not functioning for the tenant. The tenant has an affirmative defense against an eviction action filed for nonpayment of rent if the landlord violates this section. Upon a showing that the landlord has violated this section, the eviction action must be dismissed, and the tenant is entitled to reasonable attorney fees and any other equitable relief the court deems appropriate.

(d) For the purposes of this subdivision, "digital payment platform" means an electronic application or system, under the direct control of the landlord or operated by a vendor under contract with the landlord, that permits a user to conduct financial transactions.

Sec. 3. Minnesota Statutes 2024, section 504B.216, is amended by adding a subdivision to read:

Subd. 7a. **Final billing for apportioned utility service.** If, by the date the tenant vacates the unit, a landlord has not received from the utility provider the actual utility bill for utility service, the landlord may issue an estimated final utility bill to the tenant. The calculation must be based on the immediately preceding billing period for the apportioned utility bill charged to the tenant, prorated for the number of days between the end of the prior billing period and the date the tenant vacates the unit. No additional fees or charges may be assessed,

except that nothing in this subdivision prohibits a landlord from assessing and including in the final utility bill:

(1) an administrative billing charge authorized under subdivision 8; and

(2) a late payment charge authorized under subdivision 9, provided that the late payment charge reflects only a late fee for unpaid charges from the immediately preceding billing period.