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State of Minnesota

HOUSE OF REPRESENTATIVES

NINETY-FOURTH SESSION

H. F. No. 4443

03/18/2026 Authored by Feist, Noor, Agbaje, Kozlowski, Hussein and others
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; modifying requirements for prorated rent to include an
1.3 incomplete first month of rent; amending Minnesota Statutes 2024, section
1.4 504B.116.

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

1.6 Section 1. Minnesota Statutes 2024, section 504B.116, is amended to read:

1.7 504B.116 PRORATED RENT REQUIRED.

1.8 (a) When a lease term for a residential unit ends on a date before the last day of the final
1.9 month, or the lease begins on a date after the first day of the month, the amount of rent to
1.10 be paid for the first month or final month owed for the final month of rent must be prorated
1.11 at the average daily rate for that month so that the tenant only pays for the actual number
1.12 of days that occupancy is allowed. This provision applies to all leases, including leases
1.13 requiring the first or last month of rent to be paid in advance. Any attempted waiver of this
1.14 section by a landlord and tenant, by contract or otherwise, shall be The requirements of this
1.15 section may not be waived and any clause in a lease in violation of this section is void and
1.16 unenforceable.

1.17 (b) For purposes of this section, prorated rent must be calculated using the actual number
1.18 of calendar days for the calendar month in which the lease expires that is incomplete.

1.19 (c) Any contract clause that limits tenant remedies for this section, including a lease
1.20 term that would require arbitration or prohibit a class action for violation of this section, is
1.21 void and unenforceable.

- 2.1 **EFFECTIVE DATE.** This section is effective the day following final enactment and
- 2.2 applies to leases entered into on or after that date.