

**SENATE  
STATE OF MINNESOTA  
NINETY-FOURTH SESSION**

**S.F. No. 3565**

(SENATE AUTHORS: CLARK)

DATE  
02/17/2026

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Introduction and first reading  
Referred to Judiciary and Public Safety

OFFICIAL STATUS

1.1 A bill for an act  
1.2 relating to housing; establishing a right of a prospective tenant to view the rental  
1.3 unit; proposing coding for new law in Minnesota Statutes, chapter 504B.

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

1.5 Section 1. **[504B.2143] PROSPECTIVE TENANT RIGHT TO VIEW DWELLING.**

1.6 The landlord must notify a prospective tenant of their option to view the dwelling that  
1.7 the landlord intends to rent to the tenant. At the request of the prospective tenant, the landlord  
1.8 shall allow the prospective tenant to visit the dwelling before leasing the dwelling to the  
1.9 prospective tenant. If the prospective tenant cannot visit the dwelling in person, at the request  
1.10 of the prospective tenant, the landlord shall allow the prospective tenant to remotely and  
1.11 electronically view the dwelling before leasing the dwelling to the prospective tenant. Any  
1.12 agreement by which any provision of this section is waived by a tenant is contrary to public  
1.13 policy and void. The tenant shall recover from the landlord treble actual and consequential  
1.14 damages or \$1,000, whichever is greater, and reasonable attorney fees, for a violation of  
1.15 this section.