

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

S.F. No. 4103

(SENATE AUTHORS: **BOLDON, Port and Clark**)

DATE	D-PG	OFFICIAL STATUS
03/04/2026	6479	Introduction and first reading
		Referred to Judiciary and Public Safety
04/16/2026	8188	Author added Clark

1.1 A bill for an act

1.2 relating to landlord and tenant; prohibiting restrictions on a tenant's ability to

1.3 participate in a class action; providing civil remedies; proposing coding for new

1.4 law in Minnesota Statutes, chapter 504B.

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

1.6 Section 1. **[504B.213] CLASS ACTION WAIVERS PROHIBITED.**

1.7 A residential lease shall not restrict a residential tenant's ability to participate in a class

1.8 action. The requirements of this section may not be waived or modified by the parties to a

1.9 residential lease. Any provision, whether oral or written, of a lease or other agreement by

1.10 which any provision of this section is waived by a tenant is contrary to public policy and

1.11 void. The tenant shall recover from the landlord treble actual and consequential damages

1.12 or \$1,000, whichever is greater, and reasonable attorney fees for a violation of this section.