

SENATE
STATE OF MINNESOTA
NINETY-FOURTH SESSION

S.F. No. 4171

(SENATE AUTHORS: PORT, Lucero and Clark)

DATE	D-PG	OFFICIAL STATUS
03/05/2026	6518	Introduction and first reading Referred to Judiciary and Public Safety
04/07/2026	7204a	Comm report: To pass as amended
	7904	Second reading
04/14/2026	8033	Author added Clark
04/20/2026	8539	Special Order
	8539	Third reading Passed
05/04/2026		Returned from House with amendment Senate concurred and repassed bill Third reading Passed as amended

1.1 A bill for an act

1.2 relating to housing; providing for submetered utility service final billing for vacating

1.3 tenants; modifying provisions related to the payment of rent by tenants; amending

1.4 Minnesota Statutes 2024, sections 216B.023, by adding a subdivision; 504B.118;

1.5 504B.216, by adding a subdivision.

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

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

1.8 to read:

1.9 Subd. 3a. Final billing for submetered utility service. If, by the date the tenant vacates

1.10 the unit, a landlord has not received from the utility provider the actual utility bill for utility

1.11 service, the landlord may issue an estimated final utility bill to the tenant. The calculation

1.12 must be based on the immediately preceding billing period for the submetered utility bill

1.13 charged to the tenant, prorated for the number of days between the end of the prior billing

1.14 period and the date the tenant vacates the unit. No additional fees or charges may be assessed,

1.15 except that nothing in this subdivision prohibits a landlord from assessing and including in

1.16 the final utility bill:

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

1.18 (2) a late payment charge authorized under subdivision 6, provided that the late payment

1.19 charge reflects only a late fee for unpaid charges from the immediately preceding billing

1.20 period.

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

2.2 **504B.118 RECEIPT FOR RENT PAID IN CASH PAYMENT OF RENT.**

2.3 Subdivision 1. **Definition.** For the purposes of this section, "digital payment platform"
2.4 means an electronic application or system, under the direct control of the landlord or operated
2.5 by a vendor under contract with the landlord, that permits a user to conduct financial
2.6 transactions.

2.7 Subd. 2. **Receipt for rent paid in cash.** A landlord receiving rent or other payments
2.8 from a tenant in cash must provide a written receipt for payment immediately upon receipt
2.9 if the payment is made in person, or within three business days if payment in cash is not
2.10 made in person.

2.11 Subd. 3. **Digital payment platforms.** (a) If a landlord requires or permits a tenant to
2.12 pay rent and other charges using a digital payment platform, a landlord must offer a tenant
2.13 an alternative to using the digital payment platform if the platform is not functioning. No
2.14 fee may be charged to the tenant to use an alternative form of payment.

2.15 (b) If the landlord knows that the digital payment platform is not functioning, the landlord
2.16 must restore access to the digital payment platform or offer an alternative means of payment
2.17 as soon as practicable.

2.18 (c) A landlord is prohibited from taking any adverse action, including but not limited to
2.19 filing an eviction or assessing late fees, when payment of rent or other charges is not paid
2.20 because both the digital payment platform and the alternative payment method the landlord
2.21 provided are not functioning for the tenant.

2.22 Subd. 4. **Affirmative defense.** The tenant has an affirmative defense against an eviction
2.23 action filed for nonpayment of rent if the landlord violates this section. Upon a showing
2.24 that the landlord has violated this section, the eviction action must be dismissed, and the
2.25 tenant is entitled to reasonable attorney fees and any other equitable relief the court deems
2.26 appropriate.

2.27 **EFFECTIVE DATE.** This section is effective August 1, 2026. Subdivision 4 applies
2.28 to eviction actions filed on or after that date.

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

2.31 Subd. 7a. **Final billing for apportioned utility service.** If, by the date the tenant vacates
2.32 the unit, a landlord has not received from the utility provider the actual utility bill for utility

3.1 service, the landlord may issue an estimated final utility bill to the tenant. The calculation
3.2 must be based on the immediately preceding billing period for the apportioned utility bill
3.3 charged to the tenant, prorated for the number of days between the end of the prior billing
3.4 period and the date the tenant vacates the unit. No additional fees or charges may be assessed,
3.5 except that nothing in this subdivision prohibits a landlord from assessing and including in
3.6 the final utility bill:

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

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