

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

S.F. No. 4537

(SENATE AUTHORS: SEEBERGER and Putnam)

DATE	D-PG	OFFICIAL STATUS
03/17/2026	6751	Introduction and first reading Referred to Judiciary and Public Safety
04/07/2026	7202a 7904	Comm report: To pass as amended Second reading

1.1 A bill for an act

1.2 relating to housing; modifying the requirements in an expedited eviction process;

1.3 amending Minnesota Statutes 2024, section 504B.321, subdivision 2.

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

1.5 Section 1. Minnesota Statutes 2024, section 504B.321, subdivision 2, is amended to read:

1.6 Subd. 2. **Expedited procedure.** (a) In an eviction action brought under section 504B.171

1.7 or on the basis that the residential tenant engages in behavior that seriously endangers the

1.8 safety of other residents, assaults the landlord or the landlord's employee or contractor, or

1.9 intentionally and seriously damages the property of the landlord or a tenant, the person

1.10 filing the complaint shall file an affidavit stating specific facts and instances in support of

1.11 why an expedited hearing is required. For the purposes of this subdivision, "assault" has

1.12 the meaning given in section 609.02, subdivision 10.

1.13 (b) The complaint and affidavit shall be reviewed by a referee or judge and scheduled

1.14 for an expedited hearing only if sufficient supporting facts are stated and they meet the

1.15 requirements of this paragraph.

1.16 (c) The appearance in an expedited hearing shall be not less than five days nor more

1.17 than seven days from the date the summons is issued. The summons, in an expedited hearing,

1.18 shall be served upon the residential tenant within 24 hours of issuance unless the court

1.19 orders otherwise for good cause shown.

1.20 (d) If the court determines that the person seeking an expedited hearing did so without

1.21 sufficient basis under the requirements of this subdivision, the court shall impose a civil

1.22 penalty of up to ~~\$500~~ \$750 for abuse of the expedited hearing process.

2.1 (e) The court may only consider allegations under paragraph (a) during an expedited
2.2 hearing. The court may not consolidate claims heard under the expedited procedure with
2.3 any additional claims, including but not limited to breach of lease, holding over under section
2.4 504B.285, or nonpayment of rent under section 504B.291.

2.5 **EFFECTIVE DATE.** This section is effective August 1, 2026, and applies to eviction
2.6 actions filed on or after that date.