

SENATE  
STATE OF MINNESOTA  
NINETY-THIRD SESSION

S.F. No. 3587

(SENATE AUTHORS: MOHAMED, Oumou Verbeten, McEwen, Port and Champion)

DATE	D-PG	OFFICIAL STATUS
02/15/2024	11581	Introduction and first reading Referred to Housing and Homelessness Prevention
02/22/2024	11696	Comm report: To pass and re-referred to Judiciary and Public Safety
	11721	Author added Champion

1.1 A bill for an act

1.2 relating to civil law; requiring landlords to disclose that an assistance animal is

1.3 not subject to a pet fee; amending Minnesota Statutes 2022, section 504B.113,

1.4 subdivision 3.

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

1.6 Section 1. Minnesota Statutes 2022, section 504B.113, subdivision 3, is amended to read:

1.7 Subd. 3. **Additional fees or deposits prohibited; disclosure required.** (a) A landlord

1.8 must not require a tenant with a reasonable accommodation under this section to pay an

1.9 additional fee, charge, or deposit for the service or support animal. A tenant is liable to the

1.10 landlord for any damage to the premises caused by the service or support animal.

1.11 (b) If a landlord requires an additional fee, charge, or deposit pursuant to a pet policy,

1.12 the landlord must disclose in the lease the prohibition on additional fees, charges, or deposits

1.13 for service or support animals under this section.

1.14 (c) A tenant may bring an action to recover any fees, charges, or deposits paid to a

1.15 landlord pursuant to a pet policy if:

1.16 (1) the landlord fails to provide the disclosure required in paragraph (b); and

1.17 (2) the tenant demonstrates that the tenant would have requested a reasonable

1.18 accommodation and would likely have received a reasonable accommodation had the

1.19 landlord provided the disclosure under paragraph (b).