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State of Minnesota

HOUSE OF REPRESENTATIVES

EIGHTY-EIGHTH SESSION

H. F. No. **2151**

02/25/2014 Authored by Mullery, Moran and Metsa

The bill was read for the first time and referred to the Committee on Housing Finance and Policy

03/04/2014 Adoption of Report: Amended and re-referred to the Committee on Civil Law

1.1 A bill for an act
1.2 relating to housing; creating a duty to mitigate damages in a residential lease
1.3 violation; 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.272] DUTY TO MITIGATE DAMAGES.**

1.6 A landlord or a tenant who is seeking damages for a breach of a residential lease
1.7 must make reasonable efforts to mitigate the damages due to the breach, including
1.8 allowing the sublease or assignment of the lease of the residential real property unless the
1.9 sublease or assignment is: (1) prohibited by a federal statute, regulation, or handbook;
1.10 (2) prohibited by a state statute governing a subsidized housing program; (3) prohibited
1.11 by a municipal ordinance governing a subsidized housing program; or (4) prohibited by
1.12 a municipal subsidized housing program.