

(5) to supply or furnish heat at a minimum temperature of at least 68 degrees Fahrenheit, measured at a distance of 36 inches above floor level, and not closer than 36 inches from any wall, from October 1 through April 30.

(b) The parties to a lease or license of residential premises may not waive or modify the covenants imposed by this section.

Sec. 2. Minnesota Statutes 2018, section 504B.381, subdivision 1, is amended to read:

Subdivision 1. **Petition.** A person authorized to bring an action under section 504B.395, subdivision 1, may petition the court for relief ~~in cases of emergency involving the loss of running water, hot water, heat, electricity, sanitary facilities, or other essential services or facilities that the landlord is responsible for providing;~~

(1) where a local unit of government has issued a condemnation order or a notice of intent to condemn; or

(2) in cases of emergency involving the following services and facilities when the landlord is responsible for providing them:

(i) a serious infestation;

(ii) the loss of running water;

(iii) the loss of hot water;

(iv) the loss of heat;

(v) the loss of electricity;

(vi) the loss of sanitary facilities;

(vii) a nonfunctioning refrigerator;

(viii) if included in the lease, a nonfunctioning air conditioner;

(iv) if included in the lease, no functioning elevator;

(x) any conditions, services, or facilities that pose a serious and negative impact on health or safety; or

(xi) other essential services or facilities.

Sec. 3. Minnesota Statutes 2018, section 504B.381, subdivision 5, is amended to read:

Subd. 5. **Relief; service of order.** Provided proof that the petitioner has given the notice required in subdivision 4 to the landlord, if the court finds based on the petitioner's emergency

3.1 ex parte motion for relief, affidavit, and other evidence presented that the landlord violated
3.2 subdivision 1, then the court shall order that the landlord immediately remedy the violation
3.3 and may order relief as provided in section 504B.425. The court and petitioner shall serve
3.4 the order on the landlord personally or by mail as soon as practicable. The court shall include
3.5 notice of a hearing and, at the hearing, shall consider evidence of alleged violations, defenses,
3.6 compliance with the order, and any additional relief available under section 504B.425. The
3.7 court and petitioner shall serve the notice of hearing on the ex parte petition and emergency
3.8 order personally or by mail as soon as practicable.

3.9 Sec. 4. Minnesota Statutes 2018, section 504B.381, is amended by adding a subdivision
3.10 to read:

3.11 Subd. 8. **Filing fee.** The court administrator may charge a filing fee in the amount set
3.12 for complaints and counterclaims in conciliation court, subject to the filing of an inability
3.13 to pay affidavit.