

This Document can be made available
in alternative formats upon request

State of Minnesota

HOUSE OF REPRESENTATIVES

NINETIETH SESSION

H. F. No. 4396

04/12/2018 Authored by Moran
The bill was read for the first time and referred to the Committee on Civil Law and Data Practices Policy

1.1 A bill for an act
1.2 relating to civil law; creating a walk-through requirement for tenant deposits;
1.3 amending Minnesota Statutes 2016, section 504B.178, by adding a subdivision.

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

1.5 Section 1. Minnesota Statutes 2016, section 504B.178, is amended by adding a subdivision
1.6 to read:

1.7 Subd. 1a. Deposit walk-through requirements. (a) Within 30 days of the time the
1.8 tenant takes possession of the residential rental unit, the landlord must make a list of the
1.9 existing condition of the unit and the tenant must sign and date the list and make any
1.10 objections to the list within 14 days. The landlord must provide a copy of the list to the
1.11 tenant and must provide a list of items that are considered normal wear and tear for the
1.12 purposes of determining the deposit return to the tenant.

1.13 (b) At the termination of the lease, or at the time the tenant is vacating the residential
1.14 rental unit, the landlord must go through the unit to assess for damages and must allow the
1.15 tenant and any person the tenant asks to witness the walk-through to be present. The landlord
1.16 must provide a written explanation of the current condition of the rental unit and provide
1.17 the tenant with a copy.

1.18 (c) Failure to comply with this subdivision is prima facie evidence of bad faith under
1.19 subdivision 7.

1.20 EFFECTIVE DATE. This section is effective on August 1, 2018, and applies to
1.21 residential rental units occupied on or after that date.