

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

**S.F. No. 1470**

(SENATE AUTHORS: DRAHEIM, Eichorn, Duckworth, Pratt and Jasinski)

DATE	D-PG	OFFICIAL STATUS
02/25/2021	562	Introduction and first reading Referred to Housing Finance and Policy
03/04/2021	665a	Comm report: To pass as amended and re-refer to Civil Law and Data Practices Policy
	666	Rule 12.10: report of votes in committee
03/11/2021	826a	Comm report: To pass as amended
	837	Second reading
04/12/2021	2268a	Special Order: Amended
	2273	Third reading Passed
05/03/2021	4069	Returned from House with amendment
	4069	Laid on table
05/11/2021	4190	Taken from table
		Senate not concur, conference committee of 3 requested
	4191	Senate conferees Draheim; Duckworth; Dziedzic

1.1 A bill for an act

1.2 relating to emergency powers; nullifying Executive Order 20-79; prohibiting the

1.3 governor from issuing modifications to landlord and tenant law; providing for a

1.4 phaseout of the eviction moratorium; modifying requirements of 504B; amending

1.5 Minnesota Statutes 2020, section 12.46.

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

1.7 Section 1. Minnesota Statutes 2020, section 12.46, is amended to read:

1.8 **12.46 LIMITATION OF POWERS.**

1.9 Nothing in this chapter authorizes the governor or the director:

1.10 (1) by subpoena or otherwise to require any person to appear before any person or to

1.11 produce any records for inspection by any person, or to examine any person under oath;

1.12 ~~and~~

1.13 (2) to remove summarily from office any person, other than a person appointed under

1.14 this chapter, except as now provided by law or as herein specifically authorized; and

1.15 (3) to supersede or modify the requirements of chapter 504B.

1.16 **EFFECTIVE DATE.** This section is effective the day following final enactment.

1.17 Sec. 2. **EXECUTIVE ORDER 20-79 VOID.**

1.18 Notwithstanding Minnesota Statutes, chapter 12, or any other law to the contrary,

1.19 Executive Order 20-79 is null and void.

1.20 **EFFECTIVE DATE.** This section is effective the day following final enactment.

2.1 Sec. 3. **EVICTION MORATORIUM PHASEOUT.**

2.2 (a) Notwithstanding any other law, the following actions are prohibited:

2.3 (1) filing of eviction actions under Minnesota Statutes, section 504B.285 or 504B.291,  
2.4 except:

2.5 (i) where the tenant seriously endangers the safety of others or significantly damages  
2.6 property;

2.7 (ii) for violations under Minnesota Statutes, section 504B.171, subdivision 1;

2.8 (iii) from and after 45 days after the date of enactment of this act, eviction actions are  
2.9 permitted for material breaches of the lease other than nonpayment of rent for households  
2.10 with an annual income of 80 percent or less of the area median income, adjusted for family  
2.11 size; and

2.12 (iv) from and after 60 days after the date of enactment of this act, eviction actions are  
2.13 permitted for those with outstanding rent, but who are ineligible for rental assistance; and

2.14 (2) termination or nonrenewal of residential leases, except:

2.15 (i) at the request of a tenant or where the termination is due to the tenant seriously  
2.16 endangering the safety of others or significantly damaging property;

2.17 (ii) for violations under Minnesota Statutes, section 504B.171, subdivision 1;

2.18 (iii) from and after 15 days after the date of enactment of this act, termination and  
2.19 nonrenewal of residential leases are permitted for material breaches of the lease other than  
2.20 nonpayment of rent for households with an annual income of 80 percent or less of the area  
2.21 median income, adjusted for family size; and

2.22 (iv) from and after 30 days after the date of enactment of this act, termination and  
2.23 nonrenewal of leases are permitted for those with outstanding rent, but who are ineligible  
2.24 for rental assistance.

2.25 (b) Nothing in this section shall prohibit an action where the tenant or occupant abandons  
2.26 the premises and relief is sought under Minnesota Statutes, section 504B.271 or 504B.365.

2.27 (c) Nothing in this section reduces the rent owed by the tenant to the landlord, prevents  
2.28 the landlord from collecting rent owed, or reduces arrears owed by a tenant for rent.

2.29 (d) This section expires 75 days after the date of enactment of this act.

2.30 **EFFECTIVE DATE.** This section is effective the day following final enactment.