SENATE
STATE OF MINNESOTA
NINETIETH SESSION

S.F. No. 2949

1.1 A bill for an act

1.2 relating to housing; amending requirements for residential leases; amending
1.3 Minnesota Statutes 2016, section 504B.111; proposing coding for new law in
1.4 Minnesota Statutes, chapter 504B.

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

1.6 Section 1. Minnesota Statutes 2016, section 504B.111, is amended to read:

1.7 **504B.111 WRITTEN LEASE REQUIRED; PENALTY.**

1.8 A landlord of a residential building with 12 or more residential units must have a written

1.9 lease for each unit rented to a residential tenant. The written lease must identify the specific

1.10 unit the residential tenant will occupy before the residential tenant signs the lease.

1.11 Notwithstanding any other state law or city ordinance to the contrary, a landlord may ask

1.12 for the tenant's full name and date of birth on the lease and application. A landlord who fails

1.13 to provide a lease, as required under this section, is guilty of a petty misdemeanor.

1.14 **EFFECTIVE DATE.** This section is effective June 1, 2018, and applies to leases signed

1.15 on or after that date.

1.16 Sec. 2. **[504B.146] LEASE DURATION NOTICE.**

1.17 A written lease must identify the date a tenant can occupy and take possession of a

1.18 residential unit and the date the tenant must vacate the residential unit. If the lease requires

1.19 the tenant to move in or out of the residential unit on a date other than the first or last day

1.20 of the month, the lease must indicate whether or not the rent is prorated. The information

1.21 required by this section must be provided on the first page of the lease and initialed by every

1.22 tenant renting the residential unit.

2.1   **EFFECTIVE DATE.** This section is effective June 1, 2018, and applies to leases signed

2.2   on or after that date.