

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

S.F. No. 559

(SENATE AUTHORS: LUCERO, Housley, Coleman, Port and Abeler)

DATE	D-PG	OFFICIAL STATUS
01/23/2025	160	Introduction and first reading
		Referred to Housing and Homelessness Prevention
02/03/2025		Comm report: To pass as amended and re-refer to Judiciary and Public Safety

1.1 A bill for an act

1.2 relating to real property; prohibiting the charging of fees for homeowners to remove

1.3 certain restrictive covenants; amending Minnesota Statutes 2024, section 507.18,

1.4 subdivision 5.

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

1.6 Section 1. Minnesota Statutes 2024, section 507.18, subdivision 5, is amended to read:

1.7 Subd. 5. **Discharge of restrictive covenants related to protected classes.** The owner

1.8 of any interest in real property may record the statutory form provided in subdivision 6 in

1.9 the office of the county recorder of any county where the real property is located to discharge

1.10 and release a restrictive covenant related to a protected class permanently from the title.

1.11 This subdivision does not apply to real property registered under chapters 508 and 508A.

1.12 The discharge of the restrictive covenant is valid and enforceable under the law of Minnesota

1.13 when the statutory form provided in subdivision 6 is properly recorded, but the instrument

1.14 containing such restrictive covenants shall have full force in all other respects and shall be

1.15 construed as if no such restrictive covenant were contained therein. A restrictive covenant

1.16 affecting a protected class is void regardless of whether a statutory form as provided for in

1.17 this section has been recorded in the office of the county recorder in the county where the

1.18 real property affected by the restrictive covenant is located. No county or other political

1.19 subdivision may charge the owner of any interest in real property for recording the form

1.20 provided in subdivision 6 to discharge and release a restrictive covenant related to a protected

1.21 class permanently from the title.

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