

(Mark by an X opposite your choice) Yes
No

If a majority of those voting at such election upon such question shall vote in the affirmative, then the board shall have authority to levy such additional tax in such two years.

Sec. 4. Laws of 1921, Chapter 332, as amended by Laws 1937, Chapter 85, Laws 1941, Chapter 219, Laws 1943, Chapter 306, Laws 1945, Chapter 293, Laws 1947, Chapter 241, are hereby repealed.

Approved April 16, 1951.

CHAPTER 399—H. F. No. 40
(Not Coded)

An act relating to the regulation, control, decontrol and stabilization of rents for housing accommodations during an emergency; prescribing the powers and duties of the commissioner of administration in relation thereto; providing for local advisory boards; limiting summary proceedings for the recovery of possession of certain housing accommodations and prescribing remedies.

Be it enacted by the Legislature of the State of Minnesota:

Section 1. **Declaration of policy.** Subdivision 1. The legislature hereby finds that a serious public emergency exists in the housing of a considerable number of persons in the state of Minnesota which emergency has been created by war; that such emergency has necessitated the intervention of the federal government in order to prevent speculative, unwarranted and abnormal increases in rents; that there continues to exist an acute shortage of dwellings as a result of the diversion and reservation of essential materials and manpower needed to prosecute the war; that the federal law pursuant to which rents of dwellings are presently being regulated and controlled, by its terms expires on the thirtieth day of June, nineteen hundred fifty-one; that unless residential rents are regulated and controlled, disruptive practices and abnormal conditions will produce serious threats to the public health,

safety and general welfare; that to prevent such perils to health, safety and welfare, preventive action by the legislature under the police power of the state is imperative; that such action is necessary in order to prevent exactions of unjust, unreasonable and oppressive rents and rental agreements and to forestall profiteering, speculation and other disruptive practices tending to produce threats to the public health, safety and welfare; that there has been variation in federal law and regulations from year to year resulting in vacillation, uncertainty and insecurity on the part of both landlord and tenant; that the transition from regulation to a normal market of free bargaining between landlord and tenant should be restored as expeditiously as possible; that in order to prevent uncertainty, hardship and dislocation and to avoid the serious consequences of a failure of the Congress to renew and continue such federal law, or the failure to continue or extend where necessary such regulation and control, and to be fair, just and equitable to both landlords and tenants, the provisions of this act are declared to be necessary and designed to protect the public health, safety, and general welfare.

Subd. 2. This act, and all regulations, orders and requirements thereunder shall terminate on January thirtieth, nineteen hundred fifty-three.

Subd. 3. This act shall be known and may be cited as the state emergency rent control act.

Sec. 2. **Definitions.** Subdivision 1. When used in this act, unless a different meaning clearly appears from the context, the following terms shall mean and include:

Subd. 2. "Commissioner." The commissioner of administration of this state.

Subd. 3. "Housing accommodation." Any building or structure, permanent or temporary, or any part thereof, occupied or intended to be occupied by one or more individuals as a residence, home, sleeping place, boarding house, lodging house or hotel, together with the land and buildings appurtenant thereto, and all services, privileges, furnishings, furniture and facilities supplied in connection with the occupation thereof, except that it shall not include

(a) a hospital, convent, monastery, asylum, public insti-

tution, or college or school dormitory or any institution operated exclusively for charitable or educational purposes on a non-profit basis; or

(b) accommodations in any establishment commonly regarded as a transient or residential hotel in the community in which it is located; or

(c) any motor court, or any part thereof, any trailer, or trailer space used exclusively for transient occupancy or any part thereof; or any tourist home serving transient guests exclusively, or any part thereof; or

(d) nonhousekeeping, furnished housing accommodations, located within a single dwelling unit not used as a rooming or boarding house, but only if (1) no more than two paying tenants, not members of the landlord's immediate family live in such dwelling unit, and (2) the remaining portion of such dwelling unit is occupied by the landlord or his immediate family; or

(e) housing accommodations in buildings constructed pursuant to state or local public housing law and in which rentals are fixed by governmental agencies pursuant to such law; or

(f) housing accommodations in buildings operated exclusively for charitable purposes on a non-profit basis; or

(g) housing accommodations which were completed on or after February first, nineteen hundred forty-seven, or which are (1) housing accommodations created by a change from a non-housing to a housing use on or after February first, nineteen hundred forty-seven, or which are (2) additional housing accommodations created by conversion on or after February first, nineteen hundred forty-seven; or

(h) any housing accommodations which were not controlled pursuant to federal regulation on the date immediately preceding the rent control period.

Subd. 4. "Rent." Consideration, including any bonus, benefit or gratuity demanded or received for in connection with the use or occupancy of housing accommodations or the transfer of a lease of such housing accommodations.

Subd. 5. "Defense-rental area." Any area in this state established as a defense-rental area by officers or agencies of the United States pursuant to the Emergency Price Control Act of 1942, as amended, or any other act of the Congress relating to rent control.

Subd. 6. "Rent control period." The period beginning immediately after rent control established in defense-rental areas pursuant to any act of the Congress ceases to become effective, and ending on the date of termination of this act.

Subd. 7. "Rent control area." An area designated by or pursuant to this act as an area where abnormal conditions have resulted or threatened to result in an increase of the rents for housing accommodations inconsistent with the purposes of this act.

Subd. 8. "Maximum rent." The maximum lawful rent for the use of housing accommodations within a rent control area. Maximum rents may be formulated in terms of rents and other charges and allowances.

Subd. 9. "Person." An individual, corporation, partnership, association, or any other organized group of individuals or the legal successor or representative of any of the foregoing.

Subd. 10. "Landlord." An owner, lessor, sublessor, assignee, or other person receiving or entitled to receive rent for the use or occupancy of any housing accommodations or an agent of any of the foregoing.

Subd. 11. "Tenant." A subtenant, lessee, sublessee, or other person entitled to the possession or to the use or occupancy of any housing accommodation.

Subd. 12. "Documents." Records, books, accounts, correspondence, memoranda and other documents, and drafts and copies of any of the foregoing.

Subd. 13. "Municipality." A city or village.

Subd. 14. "Local governing body." The council or other body charged with governing any municipality.

Subd. 15. "Action in unlawful detainer." An action instituted pursuant to Minnesota Statutes 1945, Chapter 566, for the recovery of possession of any housing accommodation by any landlord against any tenant.

Sec. 3. **Defense rental area** Subdivision 1. If immediately prior to the beginning of the rent control period any area of this state is a defense rental area, that area shall be considered to be a rent control area under this act.

Subd. 2. Until otherwise fixed in accordance with the terms of this act, the maximum rents for housing accommodations in any rent control area shall be the same as those prescribed pursuant to federal law on the date immediately preceding the rent control period. The regulations and orders pursuant to federal law pertaining to maximum rents for housing accommodations in defense rental areas on that date shall remain in force and effect until other regulations and orders are adopted by the commissioner.

Subd. 3. Where the rent paid on the date immediately preceding the rent control period does not reflect any adjustment which was granted prior thereto pursuant to federal law, the maximum rent for such housing accommodation shall be increased by the amount of such adjustment.

Subd. 4. When by reason of changes in federal law controlling or recontrolling housing accommodations maximum rents were prescribed for housing accommodations pursuant to federal law on the date immediately preceding the rent control period, such housing accommodations shall be considered for all purposes subject to the provisions of this act notwithstanding that such housing accommodations are defined in subparagraphs (a) to (g) inclusive of subdivision 3 of Section 2.

Sec. 4. **Commissioner of Administration, rules.** The provisions of Minnesota Statutes 1949, sections 15.042 to 15.049 to the contrary notwithstanding, the commissioner may from time to time adopt, promulgate, amend or rescind such rules, regulations, or orders as he may deem necessary or proper to effectuate the purposes of this act, including practices relating to the recovery of possession; provided, however, that provisions for individual or general adjustments of rents shall not be authorized hereunder except as specifically provided for in sections 5, 6, and 7 of this act.

Sec. 5. **Advisory boards** Subdivision 1. At the beginning of the rent control period the governor shall appoint in each rent control area a local advisory board for that area, each such board to consist of not less than five members, who are representative citizens of the area. Members of these local advisory boards shall receive no compensation but shall be paid actual, necessary traveling expenses and expenses of subsistence incurred in the transaction of their duties upon approval of the commissioner, to be paid out of the appropriations made by this act. Three members shall constitute a quorum. Not less than two members of each board shall be owners of and taxpayers on real property in the area, or shall be experienced in or familiar with the problems of real property ownership, management, and maintenance. No member shall sit in any case in which he, or any member of his immediate family, has a direct financial interest. Members shall serve during the rent control period but may be removed from office by the governor for inefficiency, neglect of duty, malfeasance in office, or inability to serve, upon notice and hearing. Each board shall conduct its proceedings in accordance with the rules and regulations promulgated by the commissioner, which shall provide for public hearings before the making of any recommendations, published notice of such hearings and a record of each hearing, the expense of all of which shall be paid, upon approval by the commissioner, out of the appropriations made by this act. Rules of evidence prevailing in courts of law shall not be binding. A written decision, stating briefly the facts and the reasons for the board's decision, shall be made by each board in each case.

Subd. 2. Each local advisory board shall have the following powers:

(1) To recommend to the commissioner decontrol of the rent control area or any portion thereof or any class of accommodations therein;

(2) To recommend to the commissioner a general increase in maximum rents in the rent control area, to be expressed in terms of percentage.

Subd. 3. Within 30 days after receipt of any recommendation of a local advisory board, that recommendation shall be approved or disapproved by the commissioner, or the local board shall be notified in writing of the reasons why final action cannot be taken in 30 days. Any recommendation of a local board, appropriately substantiated and in accord-

ance with applicable law and regulations, shall be approved by the commissioner, the commissioner shall issue his order accordingly, and appropriate action shall promptly be taken to carry that recommendation into effect. Local advisory boards in making recommendations, and the commissioner in making his orders and determinations, shall be governed by the following:

(1) Whenever in any rent control area or any portion thereof (a) the percentage of vacancies is five per cent or more or (b) the availability of adequate rental housing accommodations and other relevant factors are such as to make rent control unnecessary for the purpose of eliminating speculative, unwarranted, and abnormal increases in rents and of preventing profiteering and speculative and other disruptive practices resulting from abnormal market conditions caused by congestion, the controls imposed upon rents by authority of this act in such rent control area or portion thereof shall be forthwith abolished.

Sec. 6. **Increase of maximum rents.** No maximum rent for any housing accommodation in any rent control area shall be increased by any landlord except as provided for in this act; provided however, that nothing in this act contained shall prevent the making of adjustments of rent by mutual voluntary written agreement where landlord and tenant agree to a substantial increase or decrease of dwelling space or a change in the services, furniture, furnishings or equipment provided in the housing accommodations or by reason of improvements or repairs; provided further that nothing in this act contained shall prevent the making of a written lease or other mutual voluntary written agreement for a duration of not less than 18 months between a landlord and a tenant for a rent not in excess of the lawful rent in effect February 1, 1947, plus 30 per cent, which may be terminated by the tenant only at any time on a rent paying date after 30 days' previous written notice, but otherwise on the same terms and conditions as the previous lease or agreement or terms of occupancy, except in so far as such terms and conditions are inconsistent with this act.

Sec. 7. **Increases fixed by court.** Subdivision 1. The following words and phrases, when used in this section, unless the context clearly indicates otherwise, shall have the meanings ascribed to them in this subdivision:

(1) "Net income (before interest)" means the amount determined by subtracting unavoidable property taxes and operating costs actually paid or accrued from total income earned.

(2) "Property taxes and operating costs" means all expenses necessary to the operation and maintenance of the property actually paid or accrued and properly allocated, including depreciation but excluding interest.

(3) "Property" includes one or more structures operated as a single unit or enterprise.

(4) "Total income earned" includes rental and other income earned from the property and the rental value of housing accommodations in the property occupied without the full payment of rent.

(5) "Current year" means the most recent calendar or fiscal year used by the landlord or the 12 calendar months immediately prior to commencement of the action in eviction; provided that it shall begin on or after the date when the maximum rent became effective; and provided, further, that it shall be the 12 calendar months immediately prior to the commencement of the action in eviction where the most recent calendar or fiscal year would begin prior to the effective date of this act.

Subd. 2. When substantial hardship has resulted from a substantial decrease in the net income (before interest) of the property for the current year as compared with a representative period prior to the date the maximum rent became effective, due to a substantial and unavoidable increase in property taxes or operating costs, a landlord may institute an action in eviction against a tenant in the district court of the county or unlawful detainer in the municipal court of the municipality wherein the property is situated by filing and serving a summons and verified complaint with a prayer that the tenant be evicted from the property. The summons shall be served in the manner provided by law for the service of summons in other civil actions in the district court or the municipal court if the action is brought in a municipal court. After trial of the action upon the merits, the court, if it shall find that the landlord is entitled to relief, shall make and file its order staying proceedings therein on condition that the

tenant pay to the landlord the maximum rent plus such additional amount as will reasonably compensate the landlord for the decrease in the net income (before interest) of the property due to the increase in property taxes or operating costs for the current year as compared with a representative period prior to the date the maximum rent became effective. Pendency of such action with a stay of proceedings therein shall not bar a landlord from maintaining an action in unlawful detainer on the ground of default in the payment of rent or under section 8 of this act.

Subd. 3. No increase in maximum rent shall be granted under this section if the maximum rent is fixed by a lease or other written agreement entered into on or before February 1, 1951, during the term thereof.

Subd. 4. Upon application of either party and upon presentation of evidence that the increase in rent fixed by the court is no longer just and reasonable, the court may revise and alter the terms of the condition of the stay of proceedings with respect to such increase in such manner as may reasonably compensate the landlord for the decrease in net income determined as provided in subdivision 2 of this section.

Subd. 5. So far as applicable and not inconsistent herewith, all provisions of law relating to civil actions in the district court shall apply to and govern actions hereunder and if the action is brought in a municipal court all provisions of law relating to civil actions in the municipal court shall apply to and govern actions hereunder.

Sec. 8. **Unlawful detainer.** Subdivision 1. During the rent control period, no action in unlawful detainer affecting any housing accomodation with respect to which a maximum rent is in effect pursuant to this act shall be maintainable by any landlord against any tenant, notwithstanding the fact that the tenant has no lease or that his lease has expired, so long as the tenant continues to pay the rent to which the landlord is entitled pursuant to this act unless:

(a) the tenant is violating a substantial obligation of his tenancy other than the obligation to surrender possession of such housing accommodation and has failed to cure such violation after written notice by the landlord that the viola-

tion cease or within the three month period immediately prior to the commencement of the proceeding the tenant has wilfully violated such an obligation inflicting serious and substantial injury to the landlord; or

(b) the tenant is committing or permitting a nuisance to such housing accommodation and such nuisance continues after written notice to the tenant that the same shall cease; or

(c) the tenant is using or permitting such housing accommodation to be used for an immoral or illegal purpose; or

(d) the tenant has refused upon demand of the landlord to execute a written lease or other mutual voluntary written agreement for a duration of not less than 18 months between the landlord and the tenant for a rent not in excess of the lawful rent in effect February 1, 1947, plus 30 per cent, which may be terminated by the tenant only at any time on a rent paying date after 30 days' previous written notice, but otherwise on the same terms and conditions as the previous lease or agreement or terms of occupancy, except in so far as such terms and conditions are inconsistent with this act.

(e) the tenant has unreasonably refused the landlord access to the housing accommodations for the purpose of inspection or of showing the accommodations to a prospective purchaser, mortgagee or prospective mortgagee, or other person having a legitimate interest therein; provided, however, that such refusal should not be ground for removal or eviction if such inspection or showing of the accommodations is contrary to the provisions of the tenant's lease or other rental agreement; or

(f) the landlord seeks in good faith to recover possession of such housing accommodations because of immediate and compelling necessity for his own personal use and occupancy or for the use and occupancy of his immediate family; or

(g) the landlord seeks in good faith to recover possession of housing accommodations for which the tenant's lease or other rental agreement has expired or otherwise terminated, and at the time of termination the occupants of the housing accommodations are subtenants or other persons who occupied under a rental agreement with the tenant, and no

part of the accommodation is used by the tenant as his dwelling; or

(h) the landlord seeks in good faith to recover possession of such housing accommodations for the immediate purpose of substantially altering, remodeling in a manner that cannot be practically done with the tenant in possession, or demolishing them, provided that the landlord shall have secured such approval therefor as is required by law.

Subd. 2. The commissioner may from time to time to effectuate the purposes of this act adopt, promulgate, amend or rescind such rules, regulations or orders as he may deem necessary or proper for the control of evictions and he may require that a certificate of approval be obtained prior to the institution of any action or proceeding for the recovery of possession of any housing accommodation subject to a maximum rent under this act; provided, however, that no such certificate shall be required in any action or proceeding brought pursuant to the provisions of paragraphs (a), (b), (c), (d) or (e) of this subdivision [subdivision 1].

Subd. 3. Notwithstanding any other provision of law, the court may stay proceedings for not more than ten (10) days in an action in unlawful detainer instituted under this section.

Subd. 4. Nothing in this section contained shall affect any rights of a tenant to a stay granted pursuant to any laws of Minnesota permitting the granting of the staying of writs of restitution to avoid hardship.

Subd. 5. Notwithstanding the preceding provisions of this section, the state, any municipality or housing and redevelopment authority may nevertheless recover possession of any housing accommodations operated by it where such action or proceeding is authorized by statute or regulations under which such accommodations are administered.

Sec. 9. **Limitation of effect.** Subdivision 1. The provisions of this act shall cease to be in effect thirty (30) days after the beginning of the rent control period, except they shall cease to be in effect at the close of the termination date of this act.

(a) in any city or village which, within said thirty (30)

day period, declares by resolution of its governing body adopted for that purpose in accordance with local law and after a public hearing that a shortage of rental housing accommodations exists which requires the continuance of rent control in such municipality; and

(b) in any unincorporated locality in a rent control area in which one or more municipalities constituting the major portion of the rent control area have made the declaration specified in paragraph (a) at a time when maximum rents under this act were in effect in such unincorporated locality.

(c) Notice of public hearing specified in paragraph (a) of this subdivision shall be provided by publication in a daily newspaper published or having general circulation in the municipality not less than ten (10) days prior to the date of the hearing. Any municipality which makes the declaration specified shall notify the commissioner in writing of such action promptly.

Subd. 2. The local governing body of any municipality at any time and after a public hearing pursuant to notice given as prescribed in the preceding subdivision may adopt a resolution requesting the commissioner to decontrol housing accommodations in such municipality. If the commissioner shall find that decontrol in such area is warranted, and not inconsistent with the purposes of this act, he may order the controls imposed by authority of this act therein to be abolished. The order shall take effect in sixty (60) days and shall include unincorporated localities in the vicinity of the municipality in which the commissioner shall find that decontrol is warranted.

The commissioner shall not be authorized to reestablish maximum rents for housing accommodations in any municipality or area decontrolled pursuant to this subdivision.

Sec. 10. Cooperation with Commissioner of Administration. Subdivision 1. The commissioner may request and shall receive cooperation and assistance in effectuating the purposes of this act from all departments, divisions, boards, bureaus, commissions, or agencies of the state and political subdivisions thereof.

Subd. 2. The commissioner shall cooperate with the

federal government and shall endeavor to procure and may accept from the federal government such cooperation, information, and documents as will assist the commissioner in effectuating such purposes.

Sec. 11. Unlawful acts. Subdivision 1. It shall be unlawful, regardless of any contract, lease or other obligation heretofore or hereafter entered into, for any person to demand or receive any rent in excess of the maximum rent for any housing accommodations, in a rent control area, or otherwise to do or omit to do any act, in violation of any provision of, or any order or requirement under, this act, or to offer, solicit, attempt, or agree to do any of the foregoing.

Subd. 2. It shall be unlawful for any person to remove or attempt to remove from any housing accommodations in any rent control area the tenant or occupant thereof, or to refuse to renew the lease or agreement for the use of such accommodations, because such tenant or occupant has taken, or proposes to take, action authorized or required by this act or any regulation, order or requirement thereunder.

Subd. 3. It shall be unlawful for any officer or employee of the commissioner, or for any official advisor or consultant to the commissioner, to disclose, otherwise than in the course of official duty, any information obtained under this act or to use any such information for personal benefit.

Subd. 4. Nothing in this act shall be construed to require any person to offer any housing accommodations for rent.

Sec. 12. Restraining orders. Subdivision 1. Whenever in the judgment of the commissioner any person has engaged or is about to engage in any acts or practices which constitute or will constitute a violation of any provision of section 11, the commissioner may make application to the district court for an order enjoining such acts or practices or for an order enforcing compliance with that provision, and, upon a showing by the commissioner that said person has engaged or is about to engage in any such acts or practices, a permanent or temporary injunction, restraining order, or other order shall be granted without bond.

Subd. 2. Any person who wilfully violates any provi-

sion of section 11 shall, upon conviction thereof, be subject to a fine of not more than \$5,000, or to imprisonment for not more than two years in the case of a violation of subdivision 3 of section 11 and for not more than one year in all other cases, or to both such fine and imprisonment. Whenever the commissioner has reason to believe that any person is liable to punishment under this subdivision, the commissioner may certify the facts to the county attorney of the county having jurisdiction of the alleged violation, who shall cause appropriate proceedings to be brought.

Subd. 3. Any court shall advance on the docket and expedite the disposition of any criminal or other proceedings brought before it under this section.

Subd. 4. No person shall be held liable for damages or penalties in any court on any grounds for or in respect of anything done or omitted to be done in good faith pursuant to any provision of this act or any regulation, order, or requirement thereunder, notwithstanding that subsequently such provision, regulation, order or requirement may be modified, rescinded, or determined to be invalid. In any action or proceeding wherein a party relies for ground of relief or defense upon this act or any regulation, order, or requirement thereunder, the court having jurisdiction of such action or proceeding shall certify such fact to the commissioner. The commissioner may intervene in any action or proceeding.

Subd. 5. If any landlord who receives rent from a tenant violates a regulation or order prescribing a maximum rent with respect to the housing accommodations for which such rent is received from such tenant, the tenant paying such rent may, within one year from the date of the occurrence of the violation, except as hereinafter provided, bring an action against the landlord on account of the overcharge as hereinafter defined. In such action, the landlord shall be liable for reasonable attorney's fees and costs as determined by the court, plus whichever of the following sums is the greater:

(1) Such amount not more than three times the amount of the overcharge, or the overcharges, upon which the action is based as the court in its discretion may determine, or

(2) An amount not less than \$25.00 nor more than \$50.00, as the court in its discretion may determine; provided, however, that such amount shall be the amount of the over-

charge or overcharges, or \$25.00, whichever is greater, if the defendant proves that the violation of the regulation or order in question was neither wilful nor the result of failure to take practicable precautions against the occurrence of the violation. As used in this section, the word "overcharge" shall mean the amount by which the consideration paid by a tenant to a landlord exceeds the applicable maximum rent. If any landlord who receives rent from a tenant violates a regulation or order prescribing a maximum rent with respect to the housing accommodations for which such rent is received from such tenant, and such tenant either fails to institute an action under this subdivision within thirty days from the date of the occurrence of the violation or is not entitled for any reason to bring the action, the commissioner may institute such action on behalf of the state within such one-year period. If the action is instituted by the commissioner, the tenant affected shall thereafter be barred from bringing an action for the same violation or violations. Any action under this subdivision by either the tenant or the commissioner, as the case may be, may be brought in any court of competent jurisdiction. A judgment in an action for damages under this subdivision shall be a bar to the recovery under this subdivision of any damages in any other action against the same landlord on account of the same overcharge prior to the institution of the action in which such judgment was rendered.

Sec. 13. Appeals. Any person aggrieved by any order of the commissioner made pursuant to the provisions of sections 5 or 9 may appeal from that order within thirty days from the date thereof to the district court of the county comprising the rent control area involved if that rent control area consists of only one county, or, if its consists of more than one county, to the district court of the county in that rent control area having the largest population according to the federal census of 1950, by serving a notice of his appeal upon the commissioner and filing that notice of appeal with the clerk of the district court, together with a bond to be approved by the clerk conditioned that the appellant shall pay all costs and charges which may be awarded against him on the appeal, not exceeding the penalty of the bond, which shall be at least \$250. The appeal shall stand for trial at the next term of the district court following the filing of the notice of appeal, and in a county having only one term in each year on the first available court day of the month following that in which the notice of appeal is filed, without any service of notice of trial and shall be tried in the district court de novo,

the court may affirm, reverse, or modify the order of the commissioner. Pending final disposition of any such appeal the order of the commissioner shall be stayed.

Sec. 14. Evasions. Subdivision 1. The maximum rents and other requirements provided in this act shall not be evaded, either directly or indirectly, in connection with the renting or leasing or the transfer of a lease of housing accommodations, by way of absolute or conditional sale, sale with purchase money or other form of mortgage, or sale with option to repurchase, or by modification of the practices relating to payment of commissions or other charges or by modification of the services furnished with housing accommodations, or by tying agreement, or otherwise.

Subd. 2. Specifically, but without limitation on the foregoing, no person shall require a tenant or prospective tenant to purchase or agree to purchase furniture or any other property as a condition of renting housing accommodations.

Sec. 15. Federal rent control renders act inoperative. The establishment of rent control areas and the establishment of maximum rents therein and of regulations and orders relating thereto shall not be or become operative so long as rent control therein established by federal officers and agencies pursuant to the Emergency Price Control Act of 1942, as amended, or any other act of the Congress providing for rent control, is in force and effect, whether or not by the terms of federal law or by administrative regulation or order, it is limited or confined to, or excepts any rent control area or region, or any type, category or classification of housing accommodations heretofore or hereafter subjected to control of rents, or housing accommodations heretofore or hereafter constructed, or whether or not any rent control area or part of an area have become decontrolled pursuant to the terms of federal law.

Approved April 16, 1951.

CHAPTER 400—H. F. No. 191

[Coded as sections 340.97, 340.971, 340.972, 340.973, 340.974, 340.975, 340.976, 340.977, 340.978]