

SENATE  
STATE OF MINNESOTA  
EIGHTY-SEVENTH LEGISLATURE

S.F. No. 2367

(SENATE AUTHORS: LIMMER)

DATE	D-PG	OFFICIAL STATUS
03/12/2012	4313	Introduction and first reading Referred to Judiciary and Public Safety

A bill for an act  
relating to real property; landlord and tenant; establishing a landlord's right to  
seek police or emergency assistance; prohibiting certain fees, penalties, and  
charges; preempting local law; proposing coding for new law in Minnesota  
Statutes, chapter 504B.  
BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

Section 1. **[504B.280] RESIDENTIAL LANDLORD'S RIGHT TO SEEK POLICE  
AND EMERGENCY ASSISTANCE.**

**Subdivision 1. Police or emergency assistance.** A political subdivision may not:  
(1) bar or limit the right of a residential landlord to call for police or emergency  
assistance to respond to or investigate an emergency or conduct on or near residential  
premises that might constitute criminal activity, a nuisance, or a disturbance, or other  
activity that violates a rental licensing ordinance, regulation, or similar law; or  
(2) impose a fee or penalty on or otherwise penalize a residential landlord for a call  
for police or emergency assistance described in clause (1).

**Subd. 2. Cooperation with licensing requirements; reasonable witness fees.** (a)  
This subdivision applies to a political subdivision that has a residential licensing ordinance,  
regulation, or similar law that requires a residential landlord to be proactive in preventing  
or responding to criminal activity, a nuisance, a disturbance, or other activity on a rental  
property that violates a rental licensing ordinance, regulation, or similar law. The political  
subdivision may not unreasonably impose a witness fee or other charge for obtaining  
the testimony of a police officer, building official, or other employee of the political  
subdivision who was involved in reporting, responding to, or documenting incidents or  
activities that gave rise to a notice by the political subdivision that the landlord must take

2.1 proactive action or face adverse licensing consequences. The political subdivision may  
2.2 not require advance payment of a witness fee that is greater than \$20, plus mileage.

2.3 (b) It is a defense to an action to revoke a residential rental license, impose a fee or  
2.4 penalty for a license violation, or assess a higher or additional inspection charge that the  
2.5 landlord is unable to obtain testimony that is relevant to the landlord's defense because the  
2.6 political subdivision requested a witness fee or other charge in violation of this subdivision.

2.7 Subd. 3. **Local preemption.** This section preempts an inconsistent local ordinance,  
2.8 regulation, or similar law.