

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 |
| 03/11/2021 | 666 | Rule 12.10: report of votes in committee Comm report: To pass as amended Second reading |

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 up to 80 percent of area median income, adjusted for family size;
2.11 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 up to 80 percent of area median
2.21 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 reduces the rent owed by the tenant to the landlord, prevents
2.26 the landlord from collecting rent owed, or reduces arrears owed by a tenant for rent.

2.27 (c) This section expires 75 days after the date of enactment of this act.

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