

CHAPTER 513

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STATUTE OF FRAUDS

513.01 NO ACTION ON AGREEMENT.

No action shall be maintained, in either of the following cases, upon any agreement, unless such agreement, or some note or memorandum thereof, expressing the consideration, is in writing, and subscribed by the party charged therewith:

(1) Every agreement that by its terms is not to be performed within one year from the making thereof;

(2) Every special promise to answer for the debt, default or doings of another;

(3) Every agreement, promise, or undertaking made upon consideration of marriage, except mutual promises to marry;

(4) Every agreement, promise or undertaking to pay a debt which has been discharged by bankruptcy or insolvency proceedings.

History: (8456) *RL s 3483*

513.02 [Repealed, 1949 c 280 s 1]**513.03 GRANTS OF TRUST, WHEN VOID.**

Every grant or assignment of any existing trust in goods or things in action, unless the same is in writing, subscribed by the party making the same, or by the party's lawfully authorized agent, shall be void.

History: (8458) *RL s 3486; 1986 c 444*

513.04 CONVEYANCE OF ESTATE OR INTEREST IN LAND; CERTAIN LEASES EXCEPTED.

No estate or interest in lands, other than leases for a term not exceeding one year, nor any trust or power over or concerning lands, or in any manner relating thereto, shall hereafter be created, granted, assigned, surrendered, or declared, unless by act or operation of law, or by deed or conveyance in writing, subscribed by the parties creating, granting, assigning, surrendering, or declaring the same, or by their lawful agent thereunto authorized by writing. This section shall not affect in any manner the power of a testator in the disposition of real estate by will; nor prevent any trust from arising or being extinguished by implication or operation of law.

History: (8459) *RL s 3487; 1986 c 444*

513.05 LEASES; CONTRACTS FOR SALE OF LANDS.

Every contract for the leasing for a longer period than one year or for the sale of any lands, or any interest in lands, shall be void unless the contract, or some note or memorandum thereof, expressing the consideration, is in writing and subscribed by the party by whom the lease or sale is to be made, or by the party's lawful agent thereunto authorized in writing; and no such contract, when made by an agent, shall be entitled to record unless the authority of such agent be also recorded.

History: (8460) *RL s 3488; 1986 c 444*

513.06 SPECIFIC PERFORMANCE.

Nothing in this chapter contained shall abridge the power of courts of equity to compel the specific performance of agreements in cases of part performance thereof.

History: (8461) *RL s 3489*

513.07 LOGS; EXTENSION OF TIME OF PAYMENT FOR LABOR.

Every agreement extending the time of payment for manual labor, performed or to be performed in cutting, hauling, banking, or driving logs, beyond the time of the completion of such labor, shall be void, unless such agreement, expressing the consideration, be in writing subscribed by the party to be charged therewith, and unless, at the time of making such agreement or completing such labor, the person for whom it is to be or has been performed deliver to such laborer a negotiable promissory note for payment of the agreed compensation, with interest. Every lien allowed by law on account of such labor shall pass by the transfer of such note, and be enforceable by the holder thereof.

History: (8462) *RL s 3490; 1986 c 444*

COHABITATION; AGREEMENTS AND CONTRACTS

513.075 COHABITATION; PROPERTY AND FINANCIAL AGREEMENTS.

If sexual relations between the parties are contemplated, a contract between a man and a woman who are living together in this state out of wedlock, or who are about to commence living together in this state out of wedlock, is enforceable as to terms concerning the property and financial relations of the parties only if:

- (1) the contract is written and signed by the parties, and
- (2) enforcement is sought after termination of the relationship.

History: 1980 *c 553 s 1*

513.076 NECESSITY OF CONTRACT.

Unless the individuals have executed a contract complying with the provisions of section 513.075, the courts of this state are without jurisdiction to hear and shall dismiss as contrary to public policy any claim by an individual to the earnings or property of another individual if the claim is based on the fact that the individuals lived together in contemplation of sexual relations and out of wedlock within or without this state.

History: 1980 *c 553 s 2*

CONVEYANCES FRAUDULENT AS TO PURCHASERS

513.08 VOID WHEN MADE TO DEFRAUD, EXCEPTION.

Every conveyance of any estate or interest in lands, or the rents and profits thereof,

and every charge upon lands, or upon the rents and profits thereof, made or created with the intent to defraud prior or subsequent purchasers for a valuable consideration of the same lands, rents, or profits, as against any such purchasers, shall be void; but no conveyance or charge shall be deemed fraudulent, in favor of a subsequent purchaser who had actual or constructive notice thereof at the time of purchase, unless it appears that the grantee in such conveyance, or the person to be benefited by such charge, was privy to the intended fraud.

History: (8463) *RL s 3491; 1986 c 444*

513.09 PROVISIONS FOR REVOCATION, DETERMINATION, OR ALTERATION; WHEN VOID.

Every conveyance or charge of or upon any estate or interest in lands, containing any provision for the revocation, determination, or alteration of such estate or interest, or of any part thereof, at the will of the grantor, shall be void, as against subsequent purchasers from such grantor for a valuable consideration, of any estate or interest liable to be so revoked or determined, although the same is not expressly revoked, determined, or altered by such grantor, by virtue of the power reserved or expressed in such prior conveyance or charge.

History: (8464) *RL s 3492*

513.10 POWER OF REVOCATION, WHEN VALID.

When a power to revoke a conveyance of any lands, or of the rents and profits thereof, and to reconvey the same, is given to any person other than the grantor in such conveyance, and such person thereafter conveys the same land, rents, or profits to a purchaser for a valuable consideration, such subsequent conveyance shall be valid in the same manner and to the same extent as if the power of revocation was recited therein, and the intent to revoke the former conveyance expressly declared.

History: (8465) *RL s 3493*

513.11 PREMATURE CONVEYANCE.

If a conveyance to a purchaser under either section 513.09 or 513.10 is made before the person making the same is entitled to execute power of revocation, it shall nevertheless be valid from the time the power of revocation actually vests in such person, in the same manner and to the same extent as if then made.

History: (8466) *RL s 3494; 1986 c 444*

513.12 [Repealed, 1965 c 811 art 10 s 336.10-102]

513.13 [Repealed, 1965 c 811 art 10 s 336.10-102]

513.14 [Repealed, 1965 c 811 art 10 s 336.10-102]

513.15 [Repealed, 1965 c 811 art 10 s 336.10-102]

513.16 [Repealed, 1965 c 811 art 10 s 336.10-102]

513.17 [Repealed, 1965 c 811 art 10 s 336.10-102]

513.18 [Repealed, 1965 c 811 art 10 s 336.10-102]

513.19 [Repealed, 1965 c 811 art 10 s 336.10-102]

FRAUDULENT CONVEYANCES

513.20 DEFINITIONS.

In sections 513.20 to 513.32 "assets" of a debtor means property not exempt from liability for debts. To the extent that any property is liable for any debts of the debtor, such property shall be included in the debtor's assets.

"Conveyance" includes every payment of money, assignment, release, transfer, lease, mortgage or pledge of tangible or intangible property, and also the creation of any lien or encumbrance.

"Creditor" is a person having any claim, whether matured or unmatured, liquidated or unliquidated, absolute, fixed or contingent.

"Debt" includes any legal liability, whether matured or unmatured, liquidated or unliquidated, absolute, fixed or contingent.

History: (8475) 1921 c 415 s 1; 1986 c 444

513.21 INSOLVENCY DEFINED.

(1) A person is insolvent when the present fair salable value of the person's assets is less than the amount that will be required to pay probable liability on the person's existing debts as they become absolute and matured.

(2) In determining whether a partnership is insolvent there shall be added to the partnership property the present fair salable value of the separate assets of each general partner in excess of the amount probably sufficient to meet the claims of the partner's separate creditors, and also the amount of any unpaid subscription to the partnership of each limited partner, provided the present fair salable value of the assets of such limited partner is probably sufficient to pay debts, including such unpaid subscription.

History: (8476) 1921 c 415 s 2; 1986 c 444

513.22 FAIR CONSIDERATION DEFINED.

Fair consideration is given for property, or obligation,

(1) When in exchange for such property, or obligation, as a fair equivalent therefor, and in good faith, property is conveyed or an antecedent debt is satisfied, or

(2) When such property, or obligation is received in good faith to secure a present advance or antecedent debt in amount not disproportionately small as compared with the value of the property, or obligation obtained.

History: (8477) 1921 c 415 s 3

513.23 CONVEYANCE BY INSOLVENT.

Every conveyance made and every obligation incurred by a person who is or will be thereby rendered insolvent is fraudulent as to creditors without regard to the person's actual intent if the conveyance is made or the obligation is incurred without a fair consideration.

History: (8478) 1921 c 415 s 4; 1986 c 444

513.24 SPECIFICATIONS OF LEGAL FRAUD.

Every conveyance made without fair consideration when the person making it is engaged or is about to engage in a business or transaction for which the property remaining on hand after the conveyance is an unreasonably small capital, is fraudulent as to creditors and as to other persons who become creditors during the continuance of such business or transaction without regard to the person's actual intent.

History: (8479) 1921 c 415 s 5; 1986 c 444

513.25 CONVEYANCE BY A PERSON ABOUT TO INCUR DEBTS.

Every conveyance made and every obligation incurred without fair consideration when the person making the conveyance or entering into the obligation intends or expects to incur debts that cannot be paid as they mature, is fraudulent as to both present and future creditors.

History: (8480) 1921 c 415 s 6; 1986 c 444

513.26 CONVEYANCE MADE WITH INTENT TO DEFRAUD.

Every conveyance made and every obligation incurred with actual intent, as distinguished from intent presumed in law, to hinder, delay, or defraud either present or future creditors, is fraudulent as to both present and future creditors.

History: (8481) 1921 c 415 s 7

513.27 CONVEYANCE OF PARTNERSHIP PROPERTY.

Every conveyance of partnership property and every partnership obligation incurred when the partnership is or will be thereby rendered insolvent, is fraudulent as to partnership creditors, if the conveyance is made or obligation is incurred:

(1) To a partner, whether with or without the partner's promise to pay partnership debts, or

(2) To a person not a partner without fair consideration to the partnership as distinguished from consideration to the individual partners.

History: (8482) 1921 c 415 s 8; 1986 c 444

513.28 RIGHTS OF CREDITORS WHOSE CLAIMS HAVE MATURED.

(1) Where a conveyance or obligation is fraudulent as to a creditor, such creditor, when the claim has matured, may, as against any person except a purchaser for fair consideration without knowledge of the fraud at the time of the purchase, or one who has derived title immediately or mediately from such a purchaser:

(a) Have the conveyance set aside or obligation annulled to the extent necessary to satisfy the claim, or

(b) Disregard the conveyance and attach or levy execution upon the property conveyed.

(2) A purchaser who without actual fraudulent intent has given less than a fair consideration for the conveyance or obligation, may retain the property or obligation as security for repayment.

History: (8483) 1921 c 415 s 9; 1986 c 444

513.29 RIGHTS OF CREDITORS WHOSE CLAIMS HAVE NOT MATURED.

Where a conveyance made or obligation incurred is fraudulent as to a creditor whose claim has not matured, the creditor may proceed in a court of competent jurisdiction against any person against whom the creditor could have proceeded had the claim matured, and the court may:

(1) Restrain the defendant from disposing of the property;

(2) Appoint a receiver to take charge of the property;

(3) Set aside the conveyance or annul the obligation; or

(4) Make any order which the circumstances of the case may require.

History: (8484) 1921 c 415 s 10; 1986 c 444

513.30 CASES NOT PROVIDED FOR IN SECTIONS 513.20 TO 513.32.

In any case not provided for in sections 513.20 to 513.32 the rules of law and equity including the law merchant, and in particular the rules relating to the law of principal and agent, and the effect of fraud, misrepresentation, duress or coercion, mistake, bankruptcy or other invalidating cause shall govern.

History: (8485) 1921 c 415 s 11

513.31 UNIFORMITY.

Sections 513.20 to 513.32 shall be so interpreted and construed as to effectuate their general purpose to make uniform the law of those states which enact it.

History: (8486) 1921 c 415 s 12

513.32 CITATION, UNIFORM FRAUDULENT CONVEYANCE ACT.

Sections 513.20 to 513.32 may be cited as the uniform fraudulent conveyance act.

History: (8487) 1921 c 415 s 13

513.33 CREDIT AGREEMENTS.

Subdivision 1. **Definitions.** For the purposes of this section, the following terms have the meanings given them:

(1) "credit agreement" means an agreement to lend or forbear repayment of money, goods, or things in action, to otherwise extend credit, or to make any other financial accommodation;

(2) "creditor" means a person who extends credit under a credit agreement with a debtor; and

(3) "debtor" means a person who obtains credit or seeks a credit agreement with a creditor or who owes money to a creditor.

Subd. 2. **Credit agreements to be in writing.** A debtor may not maintain an action on a credit agreement unless the agreement is in writing, expresses consideration, sets forth the relevant terms and conditions, and is signed by the creditor and the debtor.

Subd. 3. **Actions not considered agreements.** (a) The following actions do not give rise to a claim that a new credit agreement is created, unless the agreement satisfies the requirements of subdivision 2:

(1) the rendering of financial advice by a creditor to a debtor;

(2) the consultation by a creditor with a debtor; or

(3) the agreement by a creditor to take certain actions, such as entering into a new credit agreement, forbearing from exercising remedies under prior credit agreements, or extending installments due under prior credit agreements.

(b) A credit agreement may not be implied from the relationship, fiduciary, or otherwise, of the creditor and the debtor.

History: 1985 c 245 s 1