

**363A.40 RENTAL HOUSING PRIORITY; ACCESSIBLE UNITS.**

Subdivision 1. **Definitions.** The definitions in this subdivision apply to this section.

(a) "Accessible unit" means an accessible rental housing unit that meets the persons with disabilities requirements of the State Building Code.

(b) "Landlord" has the meaning given it in section 504B.001, subdivision 7.

Subd. 2. **Priority requirement.** (a) A landlord of rental housing that contains accessible units must give priority for the rental of an accessible unit to a disabled person or a family with a disabled family member who will reside in the unit. The landlord must inform nondisabled persons and families that do not include a disabled family member of the possibility of being offered a non-disability-equipped unit as provided under this section before a rental agreement to rent an accessible unit is entered.

(b) If a nondisabled person or a family that does not include a disabled person is living in an accessible unit, the person or family must be offered a non-disability-equipped unit if the following conditions occur:

(1) a disabled person or a family with a disabled family member who will reside in the unit has signed a rental agreement to rent the accessible unit; and

(2) a similar non-disability-equipped unit in the same rental housing complex is available at the same rent.

**History:** 1989 c 328 art 3 s 2; 1999 c 199 art 2 s 14; 2005 c 56 s 1; 2007 c 140 art 12 s 13