

Subject Contracts for Deed; Termination by Victim of Domestic Violence

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Overview

This section provides a right to petition the court to remove someone from a contract for deed when the person has committed domestic violence, sexual assault, or harassment against another owner or their child.

Summary

Section Description

- 1 **Action to terminate an interest in a contract for deed by a victim of domestic violence.**
- Subd. 1. Definitions.** Provides definitions for this section including “petitioner,” “respondent,” “domestic abuse,” “sworn written statement,” and “vendor.”
- Subd. 2. Petition to terminate respondent’s interest.** Allows an unmarried person to petition the court to terminate another person’s interest in a contract for deed when that person has been the victim of domestic violence, sexual assault, or harassment from the other person, and the person who committed the assault or abuse has not resided at the property and the person petitioning has been making the payments for the home that is under contract.
- This subdivision provides the requirements for the summons and petition, service, and notice.
- Subd. 3. Content of the summons.** Provides the specific requirements for a summons under this action.
- Subd. 4. Jurisdiction.** Provides when the court has jurisdiction over the petition related to the contract for deed.
- Subd. 5. Procedure.** Provides the procedure for determining when the petition may be granted.

Section **Description**

Subd. 6. Defense; prejudice to the vendor. Provides that when the vendor selling the property will be harmed by the court granting the petition, the court shall not grant the petition.

Subd. 7. Order. Provides the requirements of the court order if the court grants a petition under this section.

Subd. 8. Contract for deed termination judgment. Provides the requirements for a contract for deed termination judgment and how to record the judgment.

Subd. 9. Effect of termination. Provides that a termination under this section does not terminate or invalidate any other aspect of the contract for deed and that the respondent in the action cannot sue the petitioner for damages.

This section is effective on July 1, 2026, and would apply to contracts for deed entered into on or after that date.

2 **Applicability to vendee whose interest was terminated under section 559.206.**

Prohibits the application of a law on termination of contracts for deed on a person whose rights were terminated under section 559.206.

This section is effective July 1, 2026, and applies to contracts for deed entered into on or after that date.



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