

1.1 moves to amend H.F. No. 829, the first engrossment, as follows:

1.2 Page 1, after line 8, insert:

1.3 "Section 1. Minnesota Statutes 2012, section 504B.151, subdivision 1, is amended to
1.4 read:

1.5 Subdivision 1. **Limitation on lease and notice to tenant.** (a) Once a landlord has
1.6 received notice of a contract for deed cancellation under section 559.21 or notice of a
1.7 mortgage foreclosure sale under chapter 580 or 582, or summons and complaint under
1.8 chapter 581, the landlord may only enter into (i) a periodic residential lease agreement
1.9 with a term of not more than two months or the time remaining in the contract cancellation
1.10 period or the mortgagor's redemption period, whichever is less or (ii) a fixed term
1.11 residential tenancy not extending beyond the cancellation period or the landlord's period
1.12 of redemption until:

- 1.13 (1) the contract for deed has been reinstated or paid in full;
- 1.14 (2) the mortgage default has been cured and the mortgage reinstated;
- 1.15 (3) the mortgage has been satisfied;
- 1.16 (4) the property has been redeemed from a foreclosure sale; or
- 1.17 (5) a receiver has been appointed.

1.18 (b) Before entering into a lease under this section and accepting any rent or security
1.19 deposit from a tenant, the landlord must notify the prospective tenant in writing that the
1.20 landlord has received notice of a contract for deed cancellation or notice of a mortgage
1.21 foreclosure sale as appropriate, and the date on which the contract cancellation period or
1.22 the mortgagor's redemption period ends.

1.23 (c) This section does not apply to a manufactured home park as defined in section
1.24 327C.01, subdivision 5.

1.25 (d) A landlord who violates the requirements in this subdivision is liable to the lessee
1.26 for a civil penalty of \$500, unless the landlord falls under the exception in subdivision 2.

- 2.1 The remedy provided under this paragraph is in addition to and shall not limit other rights
- 2.2 or remedies available to landlords and tenants."
- 2.3 Renumber the sections in sequence and correct the internal references
- 2.4 Amend the title accordingly