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State of Minnesota

HOUSE OF REPRESENTATIVES

NINETY-THIRD SESSION

H. F. No. 4153

02/22/2024

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The bill was read for the first time and referred to the Committee on Judiciary Finance and Civil Law

1.1 A bill for an act
1.2 relating to civil law; requiring landlords to disclose that an assistance animal is
1.3 not subject to a pet fee; amending Minnesota Statutes 2022, section 504B.113,
1.4 subdivision 3.

1.5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.6 Section 1. Minnesota Statutes 2022, section 504B.113, subdivision 3, is amended to read:

1.7 Subd. 3. **Additional fees or deposits prohibited; disclosure required.** (a) A landlord
1.8 must not require a tenant with a reasonable accommodation under this section to pay an
1.9 additional fee, charge, or deposit for the service or support animal. A tenant is liable to the
1.10 landlord for any damage to the premises caused by the service or support animal.

1.11 (b) If a landlord requires an additional fee, charge, or deposit pursuant to a pet policy,
1.12 the landlord must disclose in the lease the prohibition on additional fees, charges, or deposits
1.13 for service or support animals under this section.

1.14 (c) A tenant may bring an action to recover any fees, charges, or deposits paid to a
1.15 landlord pursuant to a pet policy if:

- 1.16 (1) the landlord fails to provide the disclosure required in paragraph (b); and
- 1.17 (2) the tenant demonstrates that the tenant would have requested a reasonable
1.18 accommodation and would likely have received a reasonable accommodation had the
1.19 landlord provided the disclosure under paragraph (b).