

**Subject** Residential Tenancies; Inspections; Damage Mitigation; Lease Renewal

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## Overview

This section provides updates to various landlord and tenant rights and responsibilities including requiring a landlord to do an initial and final inspection of a rental unit with the tenant if the tenant wants to do an inspection; requiring the court to consider attempts to mitigate damages in cases related to a breach of the lease; and requires landlords to wait four months before requiring a tenant to renew their lease.

## Summary

Section	Description
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| 1 | <p><b>Early renewal.</b></p> <p>For leases longer than ten months, a landlord must wait four months after the tenant moves in before they can ask them if they want to renew the tenancy. This section is effective August 1, 2023, and applies to leases enter into or renewed on or after that date, so that it would not apply to leases that have been signed before that date.</p>   |
| 2 | <p><b>Damages.</b></p> <p>Provides that along with other provisions related to the return of a damage deposit on a residential rental unit, the landlord can be liable for monetary damages to a tenant if they do not do an initial or final inspection as required in section 3.</p>  |
| 3 | <p><b>Initial and final inspection required.</b></p> <p><b>Subd. 1. Initial inspection.</b> Requires a landlord to offer an initial inspection of the unit to identify deficiencies or clarify the state of the unit related to the damage deposit.</p> <p><b>Subd. 2. Move-out inspection.</b> Before either the tenant or landlord ends the tenancy, the landlord shall give the tenant a written notice about the right to do a walk-through inspection of the unit within five days of the tenant moving out to</p> |

Section	Description
	allow the tenant a chance to remedy any deficiencies or avoid having money taken out of the deposit.
	<b>Subd. 3. Other requirements under the law.</b> Explains that this section on inspections does not change any other rights or obligations under Chapter 504B for landlords and tenants.
	<b>Subd. 4. Waiver.</b> Prohibits attempts to waive the inspection requirements in this section.
4	<b>Mitigation of damages.</b> Requires the court to consider attempts by either a landlord or a tenant to mitigate damages in a breach of the lease case when calculating the damages.



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