

1.1 moves to amend H.F. No. 3591, the delete everything amendment
1.2 (H3591DE4), as follows:

1.3 Page 1, line 18, strike "court dismissed the plaintiff's" and after "complaint" insert "is
1.4 dismissed"

1.5 Page 2, line 10, delete the new language and strike everything after "landlord"

1.6 Page 2, line 11, strike everything before the comma and insert "may not require a tenant
1.7 to renew a lease sooner than six months prior to the expiration of the current lease"

1.8 Page 2, after line 15, insert:

1.9 "EFFECTIVE DATE. This section is effective the day following final enactment."

1.10 Page 2, line 30, after "federal" insert a comma and delete "or" and after "state" insert ",
1.11 or local"

1.12 Page 3, line 1, delete "a program" and insert "programs"

1.13 Page 3, line 2, delete "1437(f)" and insert "1437f and 1485 as well as other programs
1.14 under which the landlord contracts to receive rent from the tenant and also to receive payment
1.15 from the government"

1.16 Page 3, after line 2, insert:

1.17 "EFFECTIVE DATE. This section is effective the day following final enactment."

1.18 Page 6, after line 3, insert:

1.19 "(d) Except as provided in section 504B.285, subdivision 1, paragraph (b), a landlord
1.20 may not commence an eviction action against a tenant who has terminated a lease as provided
1.21 in this section."

1.22 Page 6, delete section 10

2.1 Page 7, after line 28, insert:

2.2 "Sec. 12. Minnesota Statutes 2023 Supplement, section 504B.266, subdivision 2, is
2.3 amended to read:

2.4 Subd. 2. **Termination of lease upon infirmity of tenant.** (a) A tenant or the authorized
2.5 representative of the tenant may terminate the lease prior to the expiration of the lease in
2.6 the manner provided in subdivision 3 if the tenant has or, if there is more than one tenant,
2.7 ~~all one of the tenants have~~ has, been found by a medical professional to need to move into
2.8 a medical care facility and:

2.9 (1) require assistance with instrumental activities of daily living or personal activities
2.10 of daily living due to medical reasons or a disability;

2.11 (2) meet one of the nursing facility level of care criteria under section 144.0724,
2.12 subdivision 11; or

2.13 (3) have a disability or functional impairment in three or more of the areas listed in
2.14 section 245.462, subdivision 11a, so that self-sufficiency is markedly reduced because of
2.15 a mental illness.

2.16 (b) When a tenant requires an accessible unit as defined in section 363A.40, subdivision
2.17 1, and the landlord can provide an accessible unit in the same complex where the tenant
2.18 currently resides that is available within two months of the request, then the provisions of
2.19 this section do not apply and the tenant may not terminate the lease.

2.20 Sec. 13. Minnesota Statutes 2023 Supplement, section 504B.268, subdivision 1, is amended
2.21 to read:

2.22 Subdivision 1. **Right to counsel.** A defendant in ~~public~~ public housing subsidized by the United
2.23 States Department of Housing and Urban Development under Section 9 of the United States
2.24 Housing Act of 1937 or the Consolidated and Further Continuing Appropriations Act, 2012,
2.25 Pub. L. No. 112-55, 125 Stat. 673 subject to an eviction action under sections 504B.281 to
2.26 504B.371 alleging breach of lease under section 504B.171 or 504B.285 who is financially
2.27 unable to obtain counsel has the right to counsel appointed by the court. The complaint
2.28 required by section 504B.321 shall include the notice on the first page of the complaint in
2.29 bold 12-point type: "If financially unable to obtain counsel, the defendant has the right to
2.30 a court-appointed attorney." At the initial hearing, the court shall ask the defendant if the
2.31 defendant wants court-appointed counsel and shall explain what such appointed counsel
2.32 can accomplish for the defendant."

3.1 Page 8, delete section 12 and insert:

3.2 "Sec. 12. Minnesota Statutes 2022, section 504B.285, subdivision 1, is amended to read:

3.3 Subdivision 1. **Grounds.** (a) The person entitled to the premises may recover possession
3.4 by eviction when:

3.5 (1) any person holds over real property:

3.6 (i) after a sale of the property on an execution or judgment;

3.7 (ii) after the expiration of the time for redemption on foreclosure of a mortgage, or after
3.8 termination of contract to convey the property; or

3.9 (iii) after the expiration of the time for redemption on a real estate tax judgment sale;

3.10 (2) any person holds over real property after termination of the time for which it is
3.11 demised or leased to that person or to the persons under whom that person holds possession,
3.12 contrary to the conditions or covenants of the lease or agreement under which that person
3.13 holds, or after any rent becomes due according to the terms of such lease or agreement; or

3.14 (3) any tenant at will holds over after the termination of the tenancy by notice to quit.

3.15 (b) A landlord may not commence an eviction action against a tenant or authorized
3.16 occupant solely on the basis that the tenant or authorized occupant has been the victim of
3.17 any of the acts listed in section 504B.206, subdivision 1, paragraph (a). A landlord may not
3.18 commence an eviction action against a residential tenant who has terminated a lease as
3.19 provided in section 504B.206. Nothing in this paragraph should be construed to prohibit an
3.20 eviction action based on a breach of the lease or where a tenant has provided the written
3.21 notice under section 504B.206, subdivision 1, but failed to vacate on or before the date
3.22 provided in that notice. A landlord violating this paragraph is liable to the tenant for
3.23 reasonable attorney fees and costs incurred by the tenant for obtaining an expungement as
3.24 provided under section 484.014, subdivision 3.

3.25 Sec. 13. Minnesota Statutes 2023 Supplement, section 504B.331, is amended to read:

3.26 **504B.331 SUMMONS AND COMPLAINT; HOW SERVED.**

3.27 Subdivision 1. **Definitions.** For purposes of this section, "plaintiff" includes the plaintiff's
3.28 attorney, employees of the plaintiff's attorney, or any other agent of the plaintiff.

3.29 Subd. 2. **Generally.** (a) The summons and complaint must be served at least seven days
3.30 before the date of the court appearance specified in section 504B.321, in the manner provided
3.31 for service of a summons in a civil action in district court.

4.1 (b) The plaintiff must make a good faith attempt to communicate to the defendant that
4.2 an eviction hearing has been scheduled. The communication must have a time and date
4.3 stamp, and include the date, time, and place of the hearing specified in the summons. The
4.4 communication must be delivered by means of electronic written communication that the
4.5 plaintiff regularly uses to communicate with the defendant or to the last known electronic
4.6 address the plaintiff has used to communicate with the defendant, unless the parties do not
4.7 communicate via any form of electronic written communication. The plaintiff must
4.8 substantially comply with this paragraph.

4.9 Subd. 3. **Personal or substitute service.** (a) If the defendant can be found in the county,
4.10 the summons and complaint must be served in the manner provided for service of a civil
4.11 action in district court.

4.12 (b) If the defendant cannot be found in the county, the summons and complaint may be
4.13 served at least seven days before the date of the court appearance by:

4.14 (1) leaving a copy at the defendant's last usual place of abode with a person of suitable
4.15 age and discretion residing there; or

4.16 (2) if the defendant had no place of abode, by leaving a copy at the property described
4.17 in the complaint with a person of suitable age and discretion occupying the premises.

4.18 ~~(c) Failure of the sheriff to serve the defendant is prima facie proof that the defendant~~
4.19 ~~cannot be found in the county.~~

4.20 ~~(d) Where the defendant cannot be found in the county~~

4.21 Subd. 4. **Service by mail and posting.** (a) If attempts at personal or substitute service
4.22 are unsuccessful, service of the summons and complaint may be made upon the defendant
4.23 by posting the summons in a conspicuous place on the property for not less than one week
4.24 if: mail and posting.

4.25 ~~(1) the property described in the complaint is:~~

4.26 ~~(i) nonresidential and no person actually occupies the property; or~~

4.27 ~~(ii) residential and service has been attempted at least twice on different days, with at~~
4.28 ~~least one of the attempts having been made between the hours of 6:00 p.m. and 10:00 p.m.;~~
4.29 ~~and~~

4.30 ~~(2) the plaintiff or the plaintiff's attorney has signed and filed with the court an affidavit~~
4.31 ~~stating that:~~

5.1 ~~(i) the defendant cannot be found, or that the plaintiff or the plaintiff's attorney believes~~
5.2 ~~that the defendant is not in the state;~~

5.3 ~~(ii) a copy of the summons has been mailed to the defendant at the defendant's last known~~
5.4 ~~address if any is known to the plaintiff; or~~

5.5 ~~(iii) the plaintiff or plaintiff's attorney has communicated to the defendant that an eviction~~
5.6 ~~hearing has been scheduled, including the date, time, and place of the hearing specified in~~
5.7 ~~the summons, by at least one form of written communication the plaintiff regularly uses to~~
5.8 ~~communicate with the defendant that have a date and time stamp.~~

5.9 ~~(e) If the defendant or the defendant's attorney does not appear in court on the date of~~
5.10 ~~the appearance, the trial shall proceed.~~

5.11 (b) If service by mail and posting is used, the following steps must occur no later than
5.12 seven days before the date of the court appearance specified in section 504B.321:

5.13 (1) the plaintiff must mail a copy of the summons and complaint to the defendant at the
5.14 defendant's last known address;

5.15 (2) for residential evictions only, there must be at least two attempts at personal service.
5.16 The personal service attempts must occur on different days at the last known address of the
5.17 defendant and be done in the manner provided for service of a summons and complaint in
5.18 a civil action in district court. At least one of the attempts must be made between the hours of
5.19 6:00 p.m. and 10:00 p.m. Failure to serve the defendant, after the plaintiff complies with
5.20 this paragraph, is prima facie proof that attempts at personal or substitute service were
5.21 unsuccessful;

5.22 (3) the summons and complaint must be posted on the entry to the defendant's individual
5.23 unit. If the defendant occupies a multiunit building, the summons and complaint must be
5.24 posted on the door of the defendant's individual unit; and

5.25 (4) at least three days before the first appearance, the plaintiff or plaintiff's attorney must
5.26 cause to be filed with the court affidavits stating:

5.27 (i) the defendant cannot be found in the county, or that the plaintiff believes that the
5.28 defendant is not in the state;

5.29 (ii) a copy of the summons and complaint has been mailed to the defendant at the
5.30 defendant's last known address at least seven days before the date of the court appearance
5.31 specified in section 504B.321;

6.1 (iii) the date and manner by which the plaintiff attempted to communicate to the defendant
6.2 that an eviction hearing has been scheduled, including the date, time, and place of the hearing
6.3 specified in the summons and complaint, by at least one form of electronic written
6.4 communication that has a date and time stamp and that the plaintiff regularly uses to
6.5 communicate with the defendant, or that there is no such form of written communication;

6.6 (iv) if applicable, how the requirements of subdivision 3, paragraph (b), clause (2), were
6.7 met, including the dates and times of the attempts at service; and

6.8 (v) the date and time the summons and complaint were posted on the entry to the
6.9 defendant's individual unit.

6.10 **EFFECTIVE DATE.** This section is effective August 1, 2024 for all summons and
6.11 complaints served on or after that date"

6.12 Page 9 after line 23, insert:

6.13 "**EFFECTIVE DATE.** This section is effective July 1, 2024, and applies to summons
6.14 and complaints served on or after that date."

6.15 Page 11, line 26, after the period, insert "The attorney general has the authority to
6.16 investigate and prosecute violations of section 504B.241."

6.17 Page 11, delete section 6

6.18 Page 14, line 7, before the period, insert "with a professional who is unrelated to the
6.19 tenant, is trained to perform the work for which the estimate is being prepared, and complies
6.20 with all licensing, certification, or registration requirements of this state that apply to the
6.21 performance of the work" and after the period, insert "Any deductions made by a tenant
6.22 under this section, is limited to an amount equal to two rent payments for two months within
6.23 a 12-month period."

6.24 Page 14, after line 18, insert:

6.25 "(h) This remedy shall not be available to the tenant more than twice in a two-month
6.26 period."

6.27 Page 15, after line 22, insert:

6.28 "(d) A tenant organizer who is not a residential tenant of the landlord must be
6.29 accompanied in the residential building by a tenant who resides in the building."

6.30 Page 15, line 23, delete "(d)" and insert "(e)"

6.31 Page 18, lines 1, 11, 21, and 31, delete "treble," and delete the comma

- 7.1 Page 19, lines 11, 20, and 30, delete "treble," and delete the comma
- 7.2 Page 19, line 21, delete everything after the period
- 7.3 Page 19, delete line 22
- 7.4 Page 20, line 17, delete "treble," and delete the comma
- 7.5 Page 20, line 18, delete everything after the period
- 7.6 Page 20, delete line 19
- 7.7 Page 21, line 12, delete "treble," and delete the comma
- 7.8 Page 23, lines 12, 16, 19, and 23, delete "treble," and delete the comma
- 7.9 Page 24, delete section 20
- 7.10 Page 24, line 27, delete "treble," and delete the comma
- 7.11 Page 25, delete section 22
- 7.12 Page 25, line 29, delete everything after the period
- 7.13 Page 25, delete line 30
- 7.14 Page 26, line 5, delete "treble," and delete the comma
- 7.15 Page 26, line 6, delete everything after the period
- 7.16 Page 26, delete line 7
- 7.17 Page 26, line 19, delete "treble," and delete the comma
- 7.18 Page 26, line 20, delete everything after the period
- 7.19 Page 26, delete line 21
- 7.20 Page 27, line 15, delete "treble," and delete the comma
- 7.21 Page 27, line 23, delete everything after the period
- 7.22 Page 27, delete line 24
- 7.23 Page 28, line 14, delete "treble,"
- 7.24 Page 28, line 15, delete the comma
- 7.25 Page 28, line 21, reinstate the stricken language
- 7.26 Page 29, delete section 34
- 7.27 Page 29, line 25, delete "treble," and delete the comma

- 8.1 Page 29, line 26, delete everything after the period
- 8.2 Page 29, delete line 27
- 8.3 Page 30, line 6, delete "treble," and delete the third comma
- 8.4 Page 30, line 26, delete "treble," and delete the comma
- 8.5 Page 31, line 7, delete "treble," and delete the comma
- 8.6 Page 31, line 12, delete everything after the period
- 8.7 Page 32, line 17, delete everything after the period
- 8.8 Page 32, delete line 18
- 8.9 Page 33, after line 18, insert:

8.10 **"ARTICLE 6**

8.11 **DISCRIMINATION POLICY**

- 8.12 Section 1. **[504B.505] DISCRIMINATION; HOUSING ASSISTANCE.**

8.13 (a) A landlord must not discriminate against a tenant based on the tenant's use of federal,
8.14 state, or local government rental assistance; a housing choice voucher program; or another
8.15 form of public assistance that helps a tenant pay rent. A landlord must not deny a tenant or
8.16 prospective tenant a viewing or application for a rental unit, deny them the opportunity to
8.17 rent a unit, or discriminate against a tenant or prospective tenant who uses rental assistance
8.18 or a housing choice voucher. A landlord cannot advertise that they will not rent to a tenant
8.19 who uses rental assistance or a housing choice voucher program.

8.20 (b) A violation of this section is an unfair discriminatory practice under section 363A.09,
8.21 and an individual has all the rights and remedies available under chapter 363A for
8.22 discrimination that occurs in violation of this section."

- 8.23 Renumber the sections in sequence and correct internal references