

1.1 moves to amend H.F. No. 685, the first engrossment, as follows:

1.2 Page 1, after line 4, insert:

1.3 "Section 1. [462A.45] STATEWIDE LANDLORD DATABASE.

1.4 Subdivision 1. **Definitions.** (a) For the purposes of this section, the terms defined in this
1.5 subdivision have the meanings given.

1.6 (b) "Landlord" has the meaning given in section 504B.001, subdivision 7.

1.7 (c) "Residential building" has the meaning given in section 504B.001, subdivision 11.

1.8 (d) "Tenant" has the meaning given to "residential tenant" in section 504B.001,
1.9 subdivision 12.

1.10 Subd. 2. **Statewide landlord database.** The commissioner of the Housing Finance
1.11 Agency, in consultation with the secretary of state and the Department of Commerce, shall
1.12 create a statewide landlord database that collects and retains the information required in
1.13 this section. The agency must not charge a fee to a landlord for annually submitting
1.14 information to the database. Access to the database must also be at no cost and the
1.15 information submitted must be accessible to the public through a public website that can
1.16 be searched by a public user. The database must allow tenants and prospective tenants to
1.17 report rental units or landlords who cannot be found in the database.

1.18 Subd. 3. **Landlord database; annual submissions.** (a) Before renting a rental unit in
1.19 a residential building in the state or within 30 days of renting a rental unit in the state, a
1.20 landlord must provide the following information to the statewide landlord database:

1.21 (1) the complete legal names of the owners of the residential building where the rental
1.22 property is located and, if the property is owned by a company or group of investors, the

2.1 complete legal names of each natural person who has an economic interest in the residential
2.2 building;

2.3 (2) the business address of each natural person who owns an interest in the property;

2.4 (3) the name, address, and contact information for the landlord or manager of the property;

2.5 (4) the rent for each residential rental unit on the first day that the property is rented or
2.6 on January 1 of the year of the filing for a renewal; and

2.7 (5) if the rental unit or the residential building has a rental license, the date of issue,
2.8 expiration, and jurisdiction issuing the license.

2.9 (b) A landlord must annually update a submission for each rental unit or residential
2.10 building that the landlord is renting by February 1 or, if a unit is vacant, before or during
2.11 the first 30 days that the rental unit is occupied.

2.12 (c) A landlord who fails to comply with this subdivision is subject to penalties under
2.13 subdivision 4.

2.14 Subd. 4. **Enforcement.** (a) A tenant who is unable to locate a property or property owner
2.15 in the statewide landlord database shall notify the Housing Finance Agency that the landlord
2.16 or unit could not be found, and the tenant must provide their contact information, the unit
2.17 address, and the contact information for the landlord. The Housing Finance Agency must
2.18 send a letter to the landlord with information on the database and notice that the landlord
2.19 must provide the landlord's annual submission to the database within 30 days of the date
2.20 that the landlord received notice of the letter. The Housing Finance Agency must send the
2.21 tenant a copy of the letter. An enforcement action under paragraph (b) may not be brought
2.22 until 31 days after the date of the letter sent under this paragraph.

2.23 (b) The attorney general may enforce this section. The court may award a civil penalty
2.24 of up to \$5,000 if the court finds that the landlord has repeated knowing and willful violations
2.25 of this section."

2.26 Page, 1, line 14, after "The" insert "corporate"

2.27 Page 1, after line 19, insert:

2.28 "(b) The individual owner of a single-family home is prohibited from renting the home
2.29 out to a residential tenant when the owner has a property interest in 20 or more single-family
2.30 nonhomestead properties that have a current residential tenant, or are available for rent or
2.31 have been rented within the last 12 months by a residential tenant and the owner is not a
2.32 named exception to this restriction under subdivision 3.

- 3.1 (c) For the purposes of this section, a "single-family home" is a single home and does
3.2 not include a duplex, triplex, or fourplex."
- 3.3 Page 2, line 1, delete "(b)" and insert "(d)"
- 3.4 Page 2, line 4, after "owner" insert "or corporate owner"
- 3.5 Page 2, after line 8, insert:
- 3.6 "(4) homes licensed under chapter 245D;
3.7 (5) a home rented by an employer to an employee;"
- 3.8 Page 2, line 9, delete "(4)" and insert "(6)"
- 3.9 Page 2, line 11, delete "(5)" and insert "(7)" and after "a" insert "sheriff certificate"
- 3.10 Page 2, line 15, after "(c)" insert "An owner or"
- 3.11 Page 2, line 17, after "if" insert "(1)"
- 3.12 Page 2, line 18, before the period, insert ", and (2) the exemption does not limit the
3.13 supply of affordable, safe single-family homes available to purchasers who plan to be
3.14 owner-occupants"
- 3.15 Page 2, line 22, after the period, insert "The agency may charge a reasonable fee to
3.16 process applications for exemptions, and renewals of exemptions, under this section." and
3.17 delete the second "The"
- 3.18 Page 2, line 23, delete everything before "each"
- 3.19 Page 2, line 24, delete "paragraph to ensure that owner" and insert "section must file an
3.20 annual request to continue the exemption. The agency shall grant the request if the applicant"
- 3.21 Page 2, line 26, after the period, insert "(d)"
- 3.22 Page 3, line 1, delete everything after the period
- 3.23 Page 3, delete lines 2 to 4
- 3.24 Page 3, line 5, delete everything after "shall" and insert "award a \$100,000 civil fine for
3.25 each single-family home rented in excess of the amount allowed under this section, as well
3.26 as"
- 3.27 Page 3, line 6, delete everything before "court"
- 3.28 Page 3, line 7, after the period, insert "Civil fines collected pursuant to this section shall
3.29 be deposited in the workforce and affordable homeownership development program."

4.1 Page 3, line 9, delete everything after "section" and insert a period

4.2 Page 3, delete lines 10 to 32

4.3 Page 4, delete lines 1 to 10

4.4 Page 4, after line 13, insert:

4.5 "Sec. 3. **[504B.112] OWNERSHIP DISCLOSURE.**

4.6 A landlord must disclose to a tenant in writing the name and contact information for all
4.7 parties with any interest in the real property subject to the lease."

4.8 Renumber the sections in sequence and correct the internal references

4.9 Amend the title accordingly