

Liebling and Scott from the Committee on Judiciary Finance and Civil Law to which was referred:

H. F. No. 3809, A bill for an act relating to housing; modifying the requirements in an expedited eviction process; amending Minnesota Statutes 2024, section 504B.321, subdivision 2.

Reported the same back with the following amendments:

Delete everything after the enacting clause and insert:

"Section 1. **[504B.2136] MINORS AS DEFENDANTS PROHIBITED.**

(a) A residential landlord shall not list the minor child of a residential tenant as a defendant in an eviction action complaint against a residential tenant. If a minor is the only person renting the unit from the landlord, the landlord may list the minor as a defendant in an eviction action complaint against the minor.

(b) The requirements of this section may not be waived or modified by the parties to a residential lease. Any provision, whether oral or written, of a lease or other agreement by which any provision of this section is waived by a tenant is contrary to public policy and void.

(c) The tenant shall recover from the landlord actual damages or \$300, whichever is greater, for a violation of this section.

EFFECTIVE DATE. This section is effective August 1, 2026, and applies to eviction actions filed on or after that date.

Sec. 2. Minnesota Statutes 2024, section 504B.321, subdivision 2, is amended to read:

Subd. 2. **Expedited procedure.** (a) In an eviction action brought under section 504B.171 or on the basis that the residential tenant engages in behavior that seriously endangers the safety of other residents, assaults the landlord or the landlord's employees or contractors,

or intentionally and seriously damages the property of the landlord or a tenant, the person filing the complaint shall file an affidavit stating specific facts and instances in support of why an expedited hearing is required. For the purposes of this subdivision, "assault" has the meaning given in section 609.02, subdivision 10.

(b) The complaint and affidavit shall be reviewed by a referee or judge and scheduled for an expedited hearing only if sufficient supporting facts are stated and they meet the requirements of this paragraph.

(c) The appearance in an expedited hearing shall be not less than five days nor more than seven days from the date the summons is issued. The summons, in an expedited hearing, shall be served upon the residential tenant within 24 hours of issuance unless the court orders otherwise for good cause shown.

(d) If the court determines that the person seeking an expedited hearing did so without sufficient basis under the requirements of this subdivision, the court shall impose a civil penalty of up to ~~\$500~~ \$750 for abuse of the expedited hearing process.

(e) The court may only consider allegations under paragraph (a) during an expedited hearing. The court may not consolidate claims heard under the expedited procedure with any additional claims, including but not limited to breach of lease, holding over under section 504B.285, or nonpayment of rent under section 504B.291.

EFFECTIVE DATE. This section is effective August 1, 2026, and applies to eviction actions filed on or after that date.

Amend the title as follows:

Page 1, line 2, after the first semicolon, insert "prohibiting listing a minor as a defendant in an eviction action;"

Correct the title numbers accordingly

With the recommendation that when so amended the bill be placed on the General Register.

This Committee action taken April 9, 2026

....., Co-Chair

....., Co-Chair