

House Research Act Summary

CHAPTER: 100

SESSION: 2013 Regular Session

TOPIC: Tenant notice and civil penalty, evictions, housing appeal, and rent escrow

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Overview

This act removes sunset provisions on the eviction statute and repeals the eviction statute that would have become law on January 1, 2015. This act also imposes a \$500 civil penalty when a landlord enters a lease agreement with a tenant in violation of statute during a foreclosure or cancellation of a contract for deed. This act also changes the timeline for an appeal in an eviction action and changes the hearing timelines in a rent escrow case.

Section

- 1** **Penalty.** Provides a civil penalty of \$500 if a landlord subject to foreclosure enters a lease for residential property longer than allowed by statute.
- 2** **Grounds for eviction; foreclosed residential property.** Removes the sunset provision for the eviction proceeding requirements in a residential eviction when the property is part of a foreclosure action.
- 3** **Grounds for eviction-contract for deed.** Removes the sunset provision for the eviction proceedings requirements in a residential eviction when there has been a termination of contract for deed.
- 4** **Time for appeal.** Expands the timeline to appeal in an eviction action from ten to 15 days.
- 5** **Notice of hearing.** Allows a hearing to be scheduled in a rent escrow case for violations in a residential building even when the tenant files the required notice and no rent is currently due to the landlord.

Section

- 6** **Repealer.** Repeals a section of the eviction statute that was going to become effective on January 1, 2015, that would have replaced the existing eviction statutes that would sunset on December 31, 2014. The repealer is effective the day following final enactment.