

Chapter 81

2026 Regular Session

Subject Landlord and tenant; utility billing; rent payment; minor defendants

Bill S.F. 4171

Analyst Mary Davis

Date May 21, 2026

Overview

This law clarifies and updates how a landlord can bill for utilities in a shared meter building when a tenant wants to vacate. This law also updates various other landlord-tenant provisions adding specific requirements when a landlord has their own digital payment platform for tenants to pay their rent; prohibiting the minor children of tenants from being listed in evictions; and clarifying when an expedited eviction can occur after an assault.

The sections in this law are effective on August 1, 2026, and when applicable apply to eviction actions filed on or after that date.

Summary

Section	Description
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| 1 | <p>Final billing for submetered utility service.</p> <p>Allows a landlord to provide an estimated utility bill for a tenant vacating a unit but the estimated bill cannot include administrative billing charges or late payment charges.</p> |
| 2 | <p>Payment of rent.</p> <p>Provides requirements for landlords who offer a digital payment platform that they control, or that is through a vendor contracted by the landlord, including a requirement to offer an alternative payment option when the digital platform is not working. This section prevents fees charged to the tenant to use the digital platform, or an eviction related to nonpayment when the payment platform is not available.</p> |
| 3 | <p>Minors as defendants prohibited.</p> <p>Prohibits a landlord from listing the minor child of a tenant on an eviction action and allows a penalty of \$300 or actual costs if the landlord does list the minor. This section does allow a tenant to be listed if they are the only tenant on the lease.</p> |

Section	Description
4	<p>Final billing for apportioned utility service.</p> <p>Allows a landlord to provide an estimated utility bill for a tenant vacating a unit but the estimated bill cannot include administrative billing charges or late payment charges, mirroring changes in the utility billing statute for chapter 504B.</p>
5	<p>Expedited procedure.</p> <p>Clarifies that an expedited eviction can be filed when a tenant assaults a landlord or an employee or contractor of the landlord.</p>



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