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Overview

This bill modifies existing law on evictions, lease terminations, and damage deposits for victims of violence.

Section

1 Terms of covenant. Adds a provision that all leases for residential tenancies, whether they are written or not, require that a tenant will not commit acts of domestic abuse, criminal sexual assault, or stalking.

2 Rights of victims of domestic abuse to terminate the lease.

Subd. 1. Right to terminate; procedure. Allows a tenant to terminate a lease if he or she fears imminent violence due to domestic abuse, sexual assault, or stalking, and the tenant provides a written advanced notice about the termination of the tenancy that includes when the tenant will vacate, how his or her property can be disposed of, and the name of the perpetrator, along with a qualifying document which is defined in subdivision 6 of this section.

Subd. 2. Treatment of information. No changes.

Subd. 2a. Forms. Adds a new subdivision providing a form for the qualified third party to fill out to provide verification of the information that the tenant has provided regarding the domestic abuse, sexual assault, or stalking.

Subd. 3. Liability for rent; termination of tenancy. Changes existing requirements so that a tenant, who is the sole tenant of a residence, has to pay the full month's rent for the month the tenant terminates and forfeits the tenant's deposit,

Section

instead of having the tenant pay two months of rent and get his or her deposit returned under the existing law. This section adds a provision that terminates the lease even where there are multiple tenants, but allows the tenants to reapply and enter a new lease with the landlord. This section removes previous language on the effect of termination for one or more tenants.

Subd. 4. Multiple tenants. Repeals the previous provision on how this lease termination affects remaining tenants who are not the victim.

Subd. 5. Waiver prohibited. No changes.

Subd. 6. Definitions. Provides definitions for the terms used in this section including “qualifying third party” which means a health care professional, domestic abuse advocate, or sexual assault counselor and a “qualifying document,” which includes an order for protection, no contact order, a written record signed by a court official, a law enforcement report, or a statement by a qualified third party.

Subd. 7. Conflicts with other laws. Provides that if a federal subsidized housing program conflicts with this statute then the landlord must comply with the federal law, regulation, or handbook.

- 3** **Grounds.** Prevents a landlord from starting an eviction action against a tenant solely based on the tenant or occupants having been the victim of domestic abuse, sexual assault, or stalking.
- 4** **Repealer.** Repeals the current law on the effect of termination of the tenancy for multiple tenants.