

HOUSE RESEARCH

Bill Summary

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Overview

This bill prohibits lease terms regarding the return of security deposits and changes the requirements of the written statement provided by the landlord when a security deposit is returned to a residential tenant.

Section

- 1 Lease terms.** Prohibits the use of terms and conditions in a residential lease under which a landlord will return a security deposit to a tenant. Allows the landlord to indicate in the lease that the security deposit will be returned pursuant to Minnesota Statutes, section 504B.178, a statute that provides specific requirements on the return of security deposits in residential tenancies. Provides a penalty for a violation of this section in the amount of \$500.
Effective date. Applies to tenancies that commence on or after January 1, 2015.
- 2 Return of security deposit.** Adds a requirement that a landlord must provide specific information to the tenant when providing a written statement regarding any portion of the deposit that is withheld. The specific information that must be included in the written statement includes: itemized list of damages, the repairs necessary to correct the damage, and any written evidence to support the cost of the damages or repairs.