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State of Minnesota

HOUSE OF REPRESENTATIVES

NINETY-SECOND SESSION

H. F. No. 4849

04/29/2022

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The bill was read for the first time and referred to the Committee on Judiciary Finance and Civil Law

1.1 A bill for an act
1.2 relating to civil law; requiring landlords to provide just cause for terminating
1.3 tenancy; proposing coding for new law in Minnesota Statutes, chapter 504B.
1.4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.5 Section 1. [504B.277] TERMINATING THE TENANCY; JUST CAUSE REQUIRED.

1.6 Subdivision 1. Just cause required. A landlord must not issue a notice terminating the
1.7 tenancy unless the landlord establishes one or more of the grounds for termination described
1.8 in subdivisions 2 to 10. The landlord must provide the tenant with written notice describing
1.9 the reason for terminating the tenancy.

1.10 Subd. 2. Nonpayment of rent. The tenant fails to cure the deficiency after receiving a
1.11 nonpayment notice from the landlord, and the landlord does not pursue a valid nonpayment
1.12 eviction action under section 504B.291, subdivision 1, paragraph (a), but decides to terminate
1.13 the tenancy at the end of the lease.

1.14 Subd. 3. Repeated late payment of rent. The tenant repeatedly makes late payments
1.15 of rent, at least five times in a 12-month period. The landlord must provide the tenant with
1.16 notice following a late payment that a subsequent late payment may be grounds for
1.17 termination of the tenancy.

1.18 Subd. 4. Material noncompliance. After receiving a written notice to cease from the
1.19 landlord, the tenant continues, or fails to cure the deficiency, to a material breach of the
1.20 lease.

1.21 Subd. 5. Refusal to renew. The tenant refuses to renew or extend the lease after the
1.22 landlord requests in writing that the tenant renew or extend the lease.

2.1 Subd. 6. **Occupancy by landlord or family member.** The landlord, in good faith, seeks
2.2 to recover possession of the rental unit so that the landlord or a family member may occupy
2.3 the unit as that individual's principal residence.

2.4 Subd. 7. **Building demolition and dwelling unit conversion.** Provided that the
2.5 landlord complies with chapter 515B where applicable and obtains the necessary permits
2.6 before terminating the tenancy, the landlord elects to demolish the building, convert it to a
2.7 cooperative, or convert it to nonresidential use; the landlord seeks, in good faith, to recover
2.8 the unit to sell it in accordance with a condominium conversion; or the rental unit is being
2.9 converted to a unit subsidized under a local, state, or federal housing program and the tenant
2.10 does not qualify to rent the unit under that program.

2.11 Subd. 8. **Rehab and renovation.** The landlord seeks, in good faith, to recover possession
2.12 of the dwelling unit that will render the unit uninhabitable for the duration of the rehabilitation
2.13 or renovation.

2.14 Subd. 9. **Complying with government order to vacate.** The landlord is complying
2.15 with a government agency's order to vacate, order to abate, or any other order that necessitates
2.16 vacating the dwelling unit.

2.17 Subd. 10. **Occupancy conditioned on employment.** The tenant's occupancy is
2.18 conditioned upon employment on the property and the employment relationship is terminated.