

**SENATE
STATE OF MINNESOTA
NINETIETH SESSION**

S.F. No. 585

(SENATE AUTHORS: LAINE)

DATE
02/02/2017

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OFFICIAL STATUS
Introduction and first reading
Referred to Judiciary and Public Safety Finance and Policy

1.1 A bill for an act
1.2 relating to housing; prohibiting landlords from charging a prospective tenant more
1.3 than the actual cost of a tenant screening service; amending Minnesota Statutes
1.4 2016, section 504B.173, subdivision 1.

1.5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.6 Section 1. Minnesota Statutes 2016, section 504B.173, subdivision 1, is amended to read:

1.7 Subdivision 1. **Limitations.** A landlord may not:

1.8 (1) charge an applicant a screening fee when the landlord knows or should have known
1.9 that no rental unit is available at that time or will be available within a reasonable future
1.10 time;

1.11 (2) collect or hold an applicant screening fee without giving the applicant a written
1.12 receipt for the fee, which may be incorporated into the application form, upon request of
1.13 the applicant; ~~or~~

1.14 (3) use, cash, or deposit an applicant screening fee until all prior applicants have either
1.15 been screened and rejected, or offered the unit and declined to enter into a rental agreement;
1.16 or

1.17 (4) charge more than the actual cost of obtaining the screening or more than the customary
1.18 costs charged by screening services in the surrounding area.

1.19 **EFFECTIVE DATE.** This section is effective August 1, 2017, and applies to tenant
1.20 screening fees collected on or after that date.