

UNIVERSITY OF MINNESOTA

Morris Campus

Morris Campus Student Association

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To the Senate Housing Committee,

I strongly urge you to support Bill SF 1091 amending Minnesota Statutes 2022, section 504B.178, subdivision 4; proposing coding for new law in Minnesota Statutes, chapter 504B to add extra protections for renters. It is essential to provide safety nets for renters as they are 89% more likely to be behind on housing payments, household wealth is over 1,000% lower for renters, and rent prices are skyrocketing as incomes stay stagnant.¹

This bill is also really important to me as a representative for the student body at the University of Minnesota-Morris. We are a residential campus where about 50% of our student body lives in rental units off campus. In addition I have friends that go to school at the Twin Cities campus and we are all united by the fact that we don't have a lot of money or time to get jobs and are forced to move off campus to find places that we can actually afford. This is especially true for students that are not fully supported by their parents. Students are usually in positions where it is super easy for landlords to take advantage of them. As young people, they have little credit, knowledge of their rights or contract law, and have very few options to get advice.

This bill also adds very few extra costs or processes to leasing processes. The ability to get access to inspections and to have a legal option will streamline disputes over security deposits and damages for renters across the state. It will also help renters assure that they are living in a safe, sound unit.

The added provision about not requiring tenants to re-sign leases is also especially important for students. Most of us would like to have added security of having a lease that we can resign, but especially for graduates or students who aren't sure if they will be going abroad, or if their best friend from freshman year will really make a good roommate, it gives them more time to be sure that resigning is the right decision. This flexibility is important for nonstudents as well. There are many young professionals that start with temporary contracts who are unsure of where their next career move will take them. It also allows renters a settling-in period to find issues with the landlord, property, or location before re-signing.

Thank you for taking the time to read and think carefully about this bill. This is a rather simple policy with very few negative impacts on landlords, yet very impactful benefits for tenants.

MCSA Executive Committee

Noelle Muzzy
Student Body Vice President University of Minnesota-Morris

¹ <https://ipropertymanagement.com/research/renters-vs-homeowners-statistics>

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