

S.F. No. 1298 – Tenants’ Rights Omnibus Bill (A-2 Delete Everything Amendment)

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The A-2 delete everything amendment to S.F. 1298 joins many tenants’ rights bills into one bill. The following is a brief description of each of the component bills:

- [SF 1298](#), Sen. Oumou Verbeten, amending eviction proceedings
- [SF 98](#), Sen. Mohamed, right to counsel in certain public housing eviction actions
- [SF 819](#) with the [A-2 amendment](#), Sen. Pha, prohibiting certain fees and amendments to the landlord entry provisions
- [SF 821](#), Sen. Pha, remedies for repairs, heat code
- [SF 429](#), Sen. Oumou Verbeten, relating to eviction notices
- [SF 430](#), Sen. Oumou Verbeten, prohibiting discrimination of public assistance recipients
- [SF 556](#), Sen. Dibble, prohibiting requirement to declaw or devocalize a pet
- [SF 690](#), with the [A-1 amendment](#), Sen. Oumou Verbeten, that would expand expungement of evictions
- [SF 1091](#), Sen. Mohamed, limiting early renewals, right to have inspection at beginning and end of lease term
- [SF 2031](#), Sen. Mohamed, changes to rental covenants, limitations on crime-free lease provisions, and recovery of attorney fees

The table below compares the sections of the A-2 delete everything amendment to the sections of the bills.

Comparison of amendment to component bills

| DE section number | Senate file and section number | Differences from the original bill language |
|-------------------|--------------------------------|---|
| 1 | SF 430, s. 1 | An effective date is added. |
| 2 | SF 430, s. 2 | An effective date is added. |
| 3 | SF 430, s. 3 | An effective date is added. |

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| 4 | SF 690, s. 1 | An effective date is added. |
| 5 | SF 690, s. 2 | An effective date is added. |
| 6 | SF 556, s. 1 | An effective date is added. |
| 7 | SF 819, s. 1 | The effective date is amended. |
| 8 | SF 429, s. 1 | An effective date is added. |
| 9 | SF 1091, s. 1 | None. |
| 10 | SF 821, s. 1 | Further clarification of how a measurement must be taken, and an effective date is added. |
| 11 | SF 2031, s. 4 | An effective date is added. |
| 12 | SF 2031, s. 5 | Only paragraph (a) is included, and language was added so that a tenant who commits a violent crime against another tenant off the premises could be subject to eviction. An effective date is added. |
| 13 | SF 2031, s. 6 | An effective date is added. |
| 14 | SF 1091, s. 2 | An effective date is added. |
| 15 | SF 1091, s. 3 | An effective date is added. |
| 16 | SF 819, s. 2 | Language was modified to allow landlords to specify an anticipated time of entry, and to allow landlords and tenants to agree to entry outside the hours of 8 a.m. – 8 p.m. if there is mutual agreement. An effective date is added. |
| 17 | SF 819, s. 3 | Some of the proposed amendments to the statutes are removed, penalties are increased, language is added to say that a violation of this section is a violation of section 504B.161, and the effective date is amended. |
| 18 | SF 98, s. 1 | An effective date is added. |
| 19 | SF 1298, s. 2 | The proposed change to the amount of time tenants have to pay rent is removed, and an effective date is added. |
| 20 | SF 1298, s. 3 | Language is added to allow a written guarantee from a government agency or nonprofit organization for money owed, and an effective date is added. |
| 21 | SF 1298, s. 4 and SF 429, s. 2 | These sections are combined, with some changes to the language, and an effective date is added. |
| 22 | SF 1298, s. 5 | Some of the strikethrough is removed, and an effective date is added. |
| 23 | SF 1298, s. 6 | Changes are made to make the section more concise, and an effective date is added. |
| 24 | SF 1298, s. 7 | Retroactive rent abatement and changes to the vacation orders are removed, and an effective date is added. |
| 25 | SF 1298, s. 8 | An effective date is added. |
| 26 | SF 1298, s. 9 | An effective date is added. |
| 27 | SF 1298, s. 11 | An effective date is added. |
| 28 | SF 1298, s. 12 | An effective date is added. |
| 29 | SF 1298, s. 13 | An effective date is added. |
| 30 | SF 1298, s. 14 | An effective date is added. |

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| 31 | SF 821, s. 2 | An effective date is added. |
| 32 | SF 821, s. 3 | An effective date is added. |
| 33 | SF 821, s. 4 | An effective date is added. |
| 34 | SF 821, s. 5 | An effective date is added. |