

From: [Angie French](#)
To: davin.sokup@senate.mn
Subject: Senate Omnibus Landlord-Tenant Law Bill SF 1298
Date: Wednesday, March 8, 2023 4:52:00 PM
Attachments: [scs1298a-2.pdf](#)
Importance: High

Dear Committee Administrator,

I am writing to you because my schedule will not allow me the ability to attend and/or testify at the hearing that is scheduled for tomorrow at 12:30pm on the above referenced and attached bill. I respectfully request that you pass along my comments to the Committee Chair and members.

As proposed, SF 1298 will not address Homelessness Prevention and will only further erode (private) development or housing provider interest. These dramatic changes bind the hands and even gag Landlords. Although intended to protect a small segment of the market (hard to house individuals) these changes will have a negative impact on the general public living in market rate rental homes/apartments/townhomes. Some of the most serious concerns include;

- **Mandatory Section 8 participation:** this is a Federal Program with restrictions, limitations and requirements that a property owner should have the right to participate in or not. Further, some private lenders and property insurance providers are averse to working with properties that participate in this program. **Requiring** Section 8 does not open doors to renters. Increasing the number of vouchers so that those currently participating can provide more opportunities is only one example of a better option to open more doors.
- **Limitation on Crime Free Lease Provisions:** This language and limitation will absolutely make it impossible for a Landlord to deal with a resident that is disruptive or damaging to a property. In a multi-family environment, the residents that are neighbors to someone that is disruptive, involved with criminal activity or even damaging property will EXPECT a Landlord to protect their rights to quiet enjoyment of their home. They will be adversely affected by such limitations as proposed.

There are numerous other issues and concerns with this bill. Unfortunately, I only found out about this a couple of hours ago and understand that this response needs to be submitted by 5pm today. This is also very disturbing to see something so drastic proposed with such little time to respond or react to it. Why is that happening?

This is incredibly disappointing.

