



March 8, 2023

Senate Housing and Homelessness Prevention Committee
St Paul, MN

Chairperson and Senators,

Please read and accept these comments as public record in opposition of Senate Housing Omnibus Policy Bill – specifically Limitations on Crime Free Lease Provisions:

The proposed language states: ***“A residential landlord may not impose a penalty on a residential tenant or terminate the lease of a residential tenant for the conduct of the residential tenant, household member, or guest occurring off of the premises or the common area or curtilage of the premise, unless the conduct would constitute a violent crime against another tenant, regardless of whether a charge was brought or a conviction obtained.”***

The language in this bill would allow any tenant or guest of a tenant to verbally or physically harm another tenant, guest or staff member off premise or in the common area or around the property without the ability allowed under current Statute to remove the threat from the property. This language would allow a tenant, convicted of a violent crime remain as a tenant next to any other tenant or interact with any staff member.

The proposed language of this bill is extreme and puts the general public at risk with no ability to move to protect our tenants, tenant’s guest and our staff. How do I, as an operator of over 5,000 apartment homes ensure that I have a safe work environment for my team of over 300 employees? How, under this language work to ensure safety for all of my tenants?

This entire section of the Omnibus Bill must be stricken from the bill and remove in its entirety. Who is the Senate attempting to protect? Those who have committed less than ‘violet crime’? Our staff and our residents should be protected against **any and all crime, whether committed off premise or in the common area or around the property.**

A handwritten signature in black ink that reads 'Lisa Moe'.

Lisa Moe
President and CEO
StuartCo