

1.1 Senator ..... moves to amend S.F. No. 2448 as follows:

1.2 Page 1, delete subdivision 1 and insert:

1.3 "Subdivision 1. **Right to repair.** (a) In lieu of a rent escrow action under section  
1.4 504B.385, and as provided in this section a:

1.5 (1) tenant may contract and pay for repairs in a residential rental unit; or

1.6 (2) a common area of a residential building if the repair is necessary for the safety and  
1.7 operation of the building for tenants.

1.8 (b) The tenant may subtract the cost of the repairs from the tenant's future rent or receive  
1.9 a reimbursement, as long as the landlord has been given notice and an opportunity to repair  
1.10 as provided in this section."

1.11 Page 1, delete lines 12 to 20 and insert:

1.12 "Subd. 2. **Notice; opportunity to repair.** (a) A tenant must provide written or electronic  
1.13 notice to the landlord that a repair is needed and of the tenant's intent to deduct the cost of  
1.14 the repair from the tenant's rent. Except as provided in paragraph (c), the notice must be  
1.15 provided no less than 14 days prior to contracting and paying for a repair to the residential  
1.16 unit or common area.

1.17 (b) If the tenant sends rent to the landlord, the notice must be provided at the address  
1.18 where the tenant sends rent. In addition, or in the alternative, if the tenant pays rent through  
1.19 methods other than sending it, the tenant must communicate the need for repairs and the  
1.20 intent to deduct the cost of the repair from rent by phone call or email or another form of  
1.21 communication the landlord regularly uses to communicate with the tenant."

1.22 Page 2, line 3, after the period, insert "The tenant must not make repairs until at least  
1.23 14 days after the tenant provided the notice to the landlord or after the deadline provided  
1.24 in an inspection report for the landlord to make a repair, whichever occurs later."

1.25 Page 2, line 8, delete "written" and after "contract" insert "and pay"

1.26 Page 2, line 9, after "contract" insert "and pay"

1.27 Page 2, line 10, delete everything after "area"

1.28 Page 2, line 11, delete everything before the period

1.29 Page 2, after the line 16, insert

1.30 "(c) If the repair work performed under this section is subject to licensure under chapter  
1.31 326B, the tenant must contract with a licensed contractor."

2.1 Page 3, line 1, before "This" insert "(a)"

2.2 Page 3, after line 2, insert:

2.3 "(b) Nothing in this section permits a tenant to deduct the cost of a repair from rent for

2.4 repairs made by the tenant."