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## **S.F. No. 2448 – Tenant right to repair to remedy violation (1<sup>st</sup> Engrossment)**

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**S.F. 2448** permits a tenant to pay for repairs in their rental unit in lieu of filing a rent escrow action. The tenant may subtract the cost of the repairs from the tenant's future rent payments. Before contracting for repairs, the tenant must provide written notice to the landlord notifying the landlord of the necessary repair and the tenant's intent to deduct the cost of the repair from the tenant's rent. For certain code violations where an inspection has occurred, the tenant must provide a written notice of the code violation provided by the inspector under Minnesota Statutes, section 504B.185.

If the landlord has not provided a date for repairs or corrected the violation within 14 days of receiving the written notice, the tenant may contract for repairs. A tenant may use the same process for violations in a common area of a residential building.

A tenant who contracts for repairs must get bids for the work from two different providers, forward the bids to the landlord, and pick the provider with a lower bid. The tenant must provide proof of payment to the landlord when subtracting the amount from rent. Any deductions made by a tenant under this section is limited to two months' worth of rent within a 12-month period.