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S.F. No. 3201 - Tenant's right to organize

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Date: February 13, 2024

Overview

S.F. 3201 provides a tenant's right to organize through a tenant association for the purpose of addressing issues related to their living environment. This bill provides protections for activities related to the organization of a tenant association, including protection from retaliation by the landlord.

Summary

Section 1. Tenant association. Defines "tenant association."

Section 2. Tenant organizer. Defines "tenant organizer" and includes a non-tenant who helps the tenants organize.

Section 3. Tenant right to organize; tenant associations.

Subdivision 1. Tenant's right to organize. Established the right of tenants to operate a tenant association to address living environment issues. Requires owners and their agents to allow tenants and tenant organizers to conduct activities related to the establishment of a tenant organization, including distributing information, convening in a meeting space, and contacting tenants. Prohibits management representatives from attending tenant association meetings unless invited. Prohibits landlords from adopting rules to prohibit peaceful organizing or other noncommercial free expression and prohibits landlords from requiring prior approval to engage in protected activities. Permits a landlord to adopt reasonable limits related to time, place, and manner of meetings.

Subd. 2. Retaliation prohibited. Prohibits a landlord from retaliating against a tenant after a tenant reports a code violation, reports a violation of this section, seeks assistance from a community organization, requests that the landlord make a repair, joins or attempts to join a tenant association, or testifies in a judicial or administrative proceeding concerning the condition of the premises or to exercise a right or remedy under law. Provides that the landlord has the burden of proof if the alleged retaliatory action takes place within 90 days of the protected activity.

Subd. 3. Penalties. Permits the tenant to recover \$1000 per violation and reasonable attorney fees if the landlord violates this section.