



Legal Services Advocacy Project

March 16, 2024

The Honorable Ron Latz
Chair, Judiciary and Public Safety Committee
Minnesota Senate
3105 Minnesota Senate Building
St. Paul, MN 55155

The Honorable Warren Limmer
Ranking Minority Leader, Judiciary and Public Safety Committee
Minnesota Senate
2221 Minnesota Senate Building
St. Paul, MN 55155

Re: SF 3571 – Tenant Remedies Related to New Construction Delays

Dear Chair Latz, Ranking Minority Leader Limmer, and Members of the Judiciary and Public Safety Committee:

Legal Aid writes in support of SF 3571, which would provide important remedies to tenants when they are prevented from moving into a unit when promised in a lease due to new construction delays. Legal Aid provides civil legal services to low-income Minnesotans, Minnesotans with disabilities, and elder Minnesotans, statewide, to help them meet their basic needs.

The need for this bill was precipitated when students who had signed leases to rent units in a new building (Identity Dinkytown) that was promised to be ready for occupancy upon their arrival for the school year shockingly found that the building was still under construction and not legally ready for occupancy. Though the owner knew the building would not be ready in time, no advance notice was provided to the students, some of whom were coming to the University of Minnesota from other states. Under current law, the students had no legal option to break the lease and instead were offered insufficient alternative terms offered by the building owner. Enactment of this bill would remedy that outrageous situation and provide students with the option to break the lease, meaningful alternative options, and remedies for compliance failures.

Thank you for allowing Legal Aid to share its views and offer its support for passage of SF 3571.

Sincerely,

Ron Elwood
Supervising Attorney

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