

**Senator Latz from the Committee on Judiciary and Public Safety, to which was re-referred**

**S.F. No. 3748:** A bill for an act relating to civil law; prohibiting a landlord from initiating an eviction action against a tenant who terminates a lease based on status as a crime victim; modifying expungements of eviction records; amending Minnesota Statutes 2022, section 504B.206, subdivisions 1, 2, 3, 6, by adding a subdivision; Minnesota Statutes 2023 Supplement, section 484.014, subdivision 3.

Reports the same back with the recommendation that the bill be amended as follows:

Page 4, after line 12, insert:

"(d) Except as provided in section 504B.285, subdivision 1, paragraph (b), a landlord may not commence an eviction action against a tenant who has terminated a lease as provided in this section."

Page 4, delete section 5

Page 6, after line 4, insert:

"Sec. 6. Minnesota Statutes 2022, section 504B.285, subdivision 1, is amended to read:

Subdivision 1. **Grounds.** (a) The person entitled to the premises may recover possession by eviction when:

(1) any person holds over real property:

(i) after a sale of the property on an execution or judgment;

(ii) after the expiration of the time for redemption on foreclosure of a mortgage, or after termination of contract to convey the property; or

(iii) after the expiration of the time for redemption on a real estate tax judgment sale;

(2) any person holds over real property after termination of the time for which it is demised or leased to that person or to the persons under whom that person holds possession, contrary to the conditions or covenants of the lease or agreement under which that person holds, or after any rent becomes due according to the terms of such lease or agreement; or

(3) any tenant at will holds over after the termination of the tenancy by notice to quit.

(b) A landlord may not commence an eviction action against a tenant or authorized occupant solely on the basis that the tenant or authorized occupant has been the victim of any of the acts listed in section 504B.206, subdivision 1, paragraph (a). A landlord may not commence an eviction action against a residential tenant who has terminated a lease as provided in section 504B.206. Nothing in this paragraph should be construed to prohibit an eviction action based on a breach of the lease or where a tenant has provided the written

2.1

notice under section 504B.206, subdivision 1, but failed to vacate on or before the date

2.2

provided in that notice. A landlord violating this paragraph is liable to the tenant for

2.3

reasonable attorney fees and costs incurred by the tenant for obtaining an expungement as

2.4

provided under section 484.014, subdivision 3.

2.5

Sec. 7. **EFFECTIVE DATE.**

2.6

Except for section 3, this act is effective the day following final enactment."

2.7

Renumber the sections in sequence


2.8

Amend the title numbers accordingly

2.9

And when so amended the bill do pass. Amendments adopted. Report adopted.

2.10



2.11

.....  
(Committee Chair)

2.12

March 18, 2024.....

2.13

(Date of Committee recommendation)