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S.F. No. 4015 - Minnesota Fair Chance Access to Housing Act (1st Engrossment)

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Overview

This one section bill introduces a new section to the statutes, 363A.091, and titles it “Minnesota Fair Chance Access to Housing Act.” It describes the parameters where an individual’s criminal record is allowed to be considered in determining eligibility for a rental unit.

Summary [363A.091]

Subdivision 1 includes the full citation for the bill.

Subdivision 2 defines terms, including applicant, arrest record, background check report, conditional offer, criminal record, deposit, landlord, law enforcement agency, rental unit.

Subdivision 3 describes preapplication requirements for a landlord regarding disclosures for consideration of an applicant’s criminal record.

Subdivision 4 specifies that in the application stage, a landlord may consider many factors, but not a potential tenant’s criminal record.

Subdivision 5 describes a conditional offer, which must be made if a landlord determines that a potential tenant meets the criteria. It also allows a landlord to consider specific criminal conduct and withdraw a conditional offer.

Subdivision 6 specifies what a landlord must do if a landlord withdraws a conditional offer.

Subdivision 7 states that a landlord who complies with the act is immune from liability.

Subdivision 8 provides some exceptions to the act.

Subdivision 9 states that the commissioner of human rights shall enforce this section and includes penalties for violations.