



**Owners of residential real property remedy of
removal of unauthorized persons provision**
S.F. 558 (Lucero)

The Minnesota Multi Housing Association supports SF 558 for the following reasons:

Providing a Clear and Efficient Process for Property Owners. Housing providers must have a reliable process to remove unlawful occupants who have no legal right to be on their property. Under current law, housing providers often face costly and time-consuming legal battles to reclaim possession. SF 558 establishes a straightforward complaint process that allows the sheriff to remove individuals who unlawfully occupy real property, ensuring property rights are upheld.

Enhancing Community Safety and Security. Unlawful occupants can pose safety risks to renters and surrounding communities. By allowing housing providers to work with law enforcement to remove unlawful occupants who refuse to leave, SF 558 helps prevent potential criminal activity, property damage, and unsafe living conditions in rental housing.

Ensuring Fairness While Providing Legal Safeguards. SF 558 includes important safeguards to protect all parties involved. It requires housing providers or their agents to certify under penalty of perjury that an individual is unlawfully occupying the property. Additionally, it allows for legal recourse if a person is wrongfully removed, ensuring the process remains fair and balanced while preventing fraudulent claims.

We are still evaluating the proposal and how it interacts with other areas of the law. However, we strongly support the bill's intent to provide housing providers with a clear process for removing unlawful occupants while ensuring due process and fairness.

The Minnesota Multi Housing Association appreciates the committee's consideration of SF 558 and thanks Senator Lucero for his leadership in authoring this important legislation. We urge the committee to support this bill to protect housing providers, ensure community safety, and maintain the integrity of Minnesota's rental housing market.

Best regards,

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