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To Members of the Senate Judiciary and Public Safety Committee:

Leases that prohibit tenants from participating in class action lawsuits are becoming more common. A decade ago, such provisions were rare; today, HOME Line encounters them with increasing frequency.

HOME Line is a nonprofit tenant advocacy organization that provides Minnesota renters with free, confidential legal advice. Since opening in 1992, we have assisted more than 365,000 renter households. In 2025 alone, we advised 20,241 new client households across all 87 Minnesota counties—the highest annual volume in our history. This direct, sustained engagement with renters gives us a clear view of the challenges tenants face and the policy solutions that can meaningfully improve housing stability.

When HOME Line becomes involved in class action lawsuits, our role is typically to demonstrate broader harm—to former tenants, to prospective tenants who would have moved in, and the overall integrity of the rental market. We also help identify and connect class representatives and members, given the volume of renters we serve.

In our experience, these cases frequently resolve through settlement, providing tangible benefits to tenants, including financial compensation, preservation of affordable units, and improvements to management practices.

Class actions require substantial time, expertise, and resources; they are not undertaken lightly. To the extent some landlords argue that prohibiting class action waivers would expose them to excessive or frivolous litigation, our experience does not support that concern. The threshold for bringing these cases is inherently high.

At the same time, landlords and property managers make decisions that can have widespread consequences. As consolidation continues across the rental market, larger regional and national companies control growing portfolios, meaning that even minor lease provisions or policy choices can affect thousands of tenants.

For these reasons, restrictions on tenants' ability to participate in class actions raise serious concerns about accountability and access to justice. That being the case, HOME Line supports SF 4103 and urges the Committee to do the same.

Thank you,

Michael Dahl
Public Policy Director