

# Minnesota

## Landlord-Tenant Compliance Guide

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### ■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Minnesota. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

#### ■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 14 categories

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# 1. CORE LEASE REQUIREMENTS

- 1. Lease Formation & Disclosures (Minn. Stat. § 504B.181)  
■ Legal Reference: [Minn. Stat. § 504B.181](#) (click to view statute)
- 2. Written Lease Requirements (Minn. Stat. § 504B.111)  
■ Legal Reference: [Minn. Stat. § 504B.111](#) (click to view statute)
- 3. Lease Language Requirements (Minn. Stat. § 504B.161, § 504B.178)  
■ Legal Reference: [Minn. Stat. § 504B.161, § 504B.178](#) (click to view statute)
- 4. Lease Addendums (Various Minn. Stat. § 504B sections)  
■ Legal Reference: [Various Minn. Stat. § 504B sections](#) (click to view statute)
- 5. Lease Renewal (Minn. Stat. § 504B.145)  
■ Legal Reference: [Minn. Stat. § 504B.145](#) (click to view statute)
- 6. Lease Termination (Minn. Stat. § 504B.135)  
■ Legal Reference: [Minn. Stat. § 504B.135](#) (click to view statute)
- 7. Early Termination (Minn. Stat. § 504B.206, § 504B.265, § 504B.266)  
■ Legal Reference: [Minn. Stat. § 504B.206, § 504B.265, § 504B.266](#) (click to view statute)

# 2. DISCLOSURES

- 1. Landlord/Agent Identification (Minn. Stat. § 504B.181)  
■ Legal Reference: [Minn. Stat. § 504B.181](#) (click to view statute)
- 2. Financial Distress Disclosure (Minn. Stat. § 504B.151)  
■ Legal Reference: [Minn. Stat. § 504B.151](#) (click to view statute)
- 3. Outstanding Inspection Orders (Minn. Stat. § 504B.195)  
■ Legal Reference: [Minn. Stat. § 504B.195](#) (click to view statute)
- 4. Condemned Property Disclosure (Minn. Stat. § 504B.204)  
■ Legal Reference: [Minn. Stat. § 504B.204](#) (click to view statute)
- 5. Shared Meter Utility Disclosure (Minn. Stat. § 504B.216)  
■ Legal Reference: [Minn. Stat. § 504B.216](#) (click to view statute)

● **6. Tenant Screening Criteria** (Minn. Stat. § 504B.173(3))

■ *Legal Reference:* [Minn. Stat. § 504B.173\(3\)](#) (click to view statute)

● **7. Attorney General's Handbook** (Minn. Stat. § 504B.181, subd. 2(b))

■ *Legal Reference:* [Minn. Stat. § 504B.181, subd. 2\(b\)](#) (click to view statute)

● **8. Unlawful Activities Covenant** (Minn. Stat. § 504B.171)

■ *Legal Reference:* [Minn. Stat. § 504B.171](#) (click to view statute)

### 3. ENTRY & ACCESS

● **1. Landlord Entry Requirements** (Minn. Stat. § 504B.211)

■ *Legal Reference:* [Minn. Stat. § 504B.211](#) (click to view statute)

● **2. Reasonable Business Purposes for Entry** (Minn. Stat. § 504B.211, subd. 3)

■ *Legal Reference:* [Minn. Stat. § 504B.211, subd. 3](#) (click to view statute)

● **3. Emergency Entry Without Notice** (Minn. Stat. § 504B.211, subd. 4)

■ *Legal Reference:* [Minn. Stat. § 504B.211, subd. 4](#) (click to view statute)

● **4. Entry Without Tenant Present** (Minn. Stat. § 504B.211, subd. 5)

■ *Legal Reference:* [Minn. Stat. § 504B.211, subd. 5](#) (click to view statute)

● **5. Penalties for Improper Entry** (Minn. Stat. § 504B.211, subd. 6)

■ *Legal Reference:* [Minn. Stat. § 504B.211, subd. 6](#) (click to view statute)

● **6. Cold Weather Vacancy Notice** (Minn. Stat. § 504B.155)

■ *Legal Reference:* [Minn. Stat. § 504B.155](#) (click to view statute)

### 4. EVICTION PROCEDURES

● **1. Grounds for Eviction** (Minn. Stat. § 504B.285)

■ *Legal Reference:* [Minn. Stat. § 504B.285](#) (click to view statute)

● **2. Notice for Nonpayment of Rent** (Minn. Stat. § 504B.135(b), § 504B.291)

■ *Legal Reference:* [Minn. Stat. § 504B.135\(b\), § 504B.291](#) (click to view statute)

● **3. Written Notice Before Eviction Action** (Minn. Stat. § 504B.291 (amended 2023))

■ *Legal Reference:* [Minn. Stat. § 504B.291 \(amended 2023\)](#) (click to view statute)

● **4. Eviction Filing and Service** (Minn. Stat. § 504B.321, § 504B.331, § 504B.332)

■ *Legal Reference:* [Minn. Stat. § 504B.321, § 504B.331, § 504B.332](#) (click to view statute)

● **5. Eviction Hearing and Judgment** (Minn. Stat. § 504B.345, § 504B.351)

■ *Legal Reference:* [Minn. Stat. § 504B.345, § 504B.351](#) (click to view statute)

● **6. Writ of Recovery (Restitution)** (Minn. Stat. § 504B.321, § 504B.371)

■ *Legal Reference:* [Minn. Stat. § 504B.321, § 504B.371](#) (click to view statute)

● **7. Tenant Redemption Rights** (Minn. Stat. § 504B.291, § 504B.345)

■ *Legal Reference:* [Minn. Stat. § 504B.291, § 504B.345](#) (click to view statute)

● **8. Lockouts and Self-Help Eviction Prohibited** (Minn. Stat. § 504B.225, § 504B.375)

■ *Legal Reference:* [Minn. Stat. § 504B.225, § 504B.375](#) (click to view statute)

● **9. Unlawful Exclusion or Removal Penalties** (Minn. Stat. § 504B.375)

■ *Legal Reference:* [Minn. Stat. § 504B.375](#) (click to view statute)

● **10. Tenant Property After Eviction** (Minn. Stat. § 504B.271)

■ *Legal Reference:* [Minn. Stat. § 504B.271](#) (click to view statute)

## 5. FAIR HOUSING & DISCRIMINATION

● **1. Federal Fair Housing Act** (Federal law; Minnesota Human Rights Act Minn. Stat. § 363A)

■ *Legal Reference:* [Federal law; Minnesota Human Rights Act Minn. Stat. § 363A](#) (click to view statute)

● **2. Reasonable Accommodations** (Federal Fair Housing Act; Minn. Stat. § 363A)

■ *Legal Reference:* [Federal Fair Housing Act; Minn. Stat. § 363A](#) (click to view statute)

● **3. Familial Status Protection** (Federal Fair Housing Act; Minn. Stat. § 363A)

■ *Legal Reference:* [Federal Fair Housing Act; Minn. Stat. § 363A](#) (click to view statute)

● **4. ITIN Acceptance** (Minn. Stat. § 504B.117 (added 2024))

■ *Legal Reference:* [Minn. Stat. § 504B.117 \(added 2024\)](#) (click to view statute)

● **5. Criminal History Screening** (Minn. Stat. § 504B.173; Minneapolis ordinance (inclusive screening))

■ *Legal Reference:* [Minn. Stat. § 504B.173; Minneapolis ordinance \(inclusive screening\)](#) (click to view statute)

## 6. FINANCIAL TERMS

- **1. Rent Amount & Payment** (Minn. Stat. § 504B.118)  
■ *Legal Reference:* [Minn. Stat. § 504B.118](#) (click to view statute)
- **2. Rent Increases** (No specific state statute; common law)  
■ *Legal Reference:* [No specific state statute; common law](#) (click to view statute)
- **3. Late Fees** (Minn. Stat. § 504B.177)  
■ *Legal Reference:* [Minn. Stat. § 504B.177](#) (click to view statute)
- **4. NSF/Bounced Check Fees** (Minn. Stat. § 604.113(2))  
■ *Legal Reference:* [Minn. Stat. § 604.113\(2\)](#) (click to view statute)
- **5. Application Fees** (Minn. Stat. § 504B.173)  
■ *Legal Reference:* [Minn. Stat. § 504B.173](#) (click to view statute)
- **6. Pre-Lease Deposits** (Minn. Stat. § 504B.175)  
■ *Legal Reference:* [Minn. Stat. § 504B.175](#) (click to view statute)
- **7. Pet Fees & Deposits** (No specific statute; Minn. Stat. § 504B.261 (service animals))  
■ *Legal Reference:* [No specific statute; Minn. Stat. § 504B.261 \(service animals\)](#) (click to view statute)
- **8. Utilities** (Minn. Stat. § 504B.216, § 504B.221, § 504B.375)  
■ *Legal Reference:* [Minn. Stat. § 504B.216, § 504B.221, § 504B.375](#) (click to view statute)

## 7. HABITABILITY & REPAIRS

- **1. Covenant of Habitability** (Minn. Stat. § 504B.161)  
■ *Legal Reference:* [Minn. Stat. § 504B.161](#) (click to view statute)
- **2. Repair Timeline** (Minn. Stat. § 504B.385)  
■ *Legal Reference:* [Minn. Stat. § 504B.385](#) (click to view statute)
- **3. Tenant Maintenance Agreements** (Minn. Stat. § 504B.161, subd. 2)  
■ *Legal Reference:* [Minn. Stat. § 504B.161, subd. 2](#) (click to view statute)
- **4. Rent Escrow** (Minn. Stat. § 504B.385)

■ *Legal Reference:* [Minn. Stat. § 504B.385](#) (click to view statute)

● **5. Repair and Deduct** (Minn. Stat. § 504B.425)

■ *Legal Reference:* [Minn. Stat. § 504B.425](#) (click to view statute)

● **6. Emergency Repairs** (Implied in Minn. Stat. § 504B.161)

■ *Legal Reference:* [Implied in Minn. Stat. § 504B.161](#) (click to view statute)

● **7. Pest Control** (Minn. Stat. § 504B.161 (amended 2023))

■ *Legal Reference:* [Minn. Stat. § 504B.161 \(amended 2023\)](#) (click to view statute)

● **8. Heating Requirements** (Local ordinances; generally accepted standard)

■ *Legal Reference:* [Local ordinances; generally accepted standard](#) (click to view statute)

● **9. Lead-Based Paint Disclosure** (Federal requirement (42 U.S.C. § 4852d))

■ *Legal Reference:* [Federal requirement \(42 U.S.C. § 4852d\)](#) (click to view statute)

## 8. LEASE PROVISIONS & REQUIREMENTS

● **1. Unlawful Lease Provisions** (Minn. Stat. § 504B.161, § 504B.178, § 504B.211)

■ *Legal Reference:* [Minn. Stat. § 504B.161, § 504B.178, § 504B.211](#) (click to view statute)

● **2. Automatic Lease Renewals** (Minn. Stat. § 504B.145)

■ *Legal Reference:* [Minn. Stat. § 504B.145](#) (click to view statute)

● **3. Subletting and Assignment** (Common law; lease provisions)

■ *Legal Reference:* [Common law; lease provisions](#) (click to view statute)

● **4. Rent Proration for Partial Month** (Minn. Stat. § 504B.116)

■ *Legal Reference:* [Minn. Stat. § 504B.116](#) (click to view statute)

● **5. Abandonment of Dwelling** (Minn. Stat. § 504B.154 (added 2023))

■ *Legal Reference:* [Minn. Stat. § 504B.154 \(added 2023\)](#) (click to view statute)

● **6. New Construction Delays** (Minn. Stat. § 504B.153 (added 2023))

■ *Legal Reference:* [Minn. Stat. § 504B.153 \(added 2023\)](#) (click to view statute)

● **7. Written Lease Copy** (Minn. Stat. § 504B.111)

■ *Legal Reference:* [Minn. Stat. § 504B.111](#) (click to view statute)

● **8. Attorney Fees Provisions (Minn. Stat. § 504B.172)**

■ *Legal Reference:* [Minn. Stat. § 504B.172 \(click to view statute\)](#)

## 9. LOCAL ORDINANCES & LICENSING

● **1. City Licensing Requirements (Local ordinances)**

■ *Legal Reference:* [Local ordinances \(click to view statute\)](#)

● **2. St. Paul Rent Stabilization (St. Paul City Ordinance (Rent Stabilization))**

■ *Legal Reference:* [St. Paul City Ordinance \(Rent Stabilization\) \(click to view statute\)](#)

● **3. Minneapolis Screening Criteria (Minneapolis ordinance)**

■ *Legal Reference:* [Minneapolis ordinance \(click to view statute\)](#)

● **4. HOA Rules (No specific statute; contractual obligations)**

■ *Legal Reference:* [No specific statute; contractual obligations](#)

● **5. Condo Association Rules (Minn. Stat. § 515B (Minnesota Common Interest Ownership Act))**

■ *Legal Reference:* [Minn. Stat. § 515B \(Minnesota Common Interest Ownership Act\) \(click to view statute\)](#)

● **6. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference:* [Local zoning ordinances \(click to view statute\)](#)

## 10. PROPERTY MANAGEMENT & LICENSING

● **1. Real Estate License Requirement (Minn. Stat. § 82 (Real Estate Brokers and Salespersons))**

■ *Legal Reference:* [Minn. Stat. § 82 \(Real Estate Brokers and Salespersons\) \(click to view statute\)](#)

● **2. Trust Accounts (Minn. Rules 2805.6700 (for licensed brokers))**

■ *Legal Reference:* [Minn. Rules 2805.6700 \(for licensed brokers\) \(click to view statute\)](#)

● **3. Property Manager Disclosure (Minn. Stat. § 504B.181)**

■ *Legal Reference:* [Minn. Stat. § 504B.181 \(click to view statute\)](#)

● **4. Business Registration (General business law)**

■ *Legal Reference:* [General business law \(click to view statute\)](#)

## 11. REPORTING & DOCUMENTATION

- 1. Record Retention (General business practice; varies by record type)  
■ *Legal Reference:* [General business practice; varies by record type](#)
- 2. Rent Payment Records (General business practice; Minn. Stat. § 504B.118 (cash receipts))  
■ *Legal Reference:* [General business practice; Minn. Stat. § 504B.118 \(cash receipts\)](#) (click to view statute)
- 3. Maintenance Logs (General business practice; Minn. Stat. § 504B.161 (repair duty))  
■ *Legal Reference:* [General business practice; Minn. Stat. § 504B.161 \(repair duty\)](#) (click to view statute)
- 4. Inspection Reports (Minn. Stat. § 504B.182, § 504B.178)  
■ *Legal Reference:* [Minn. Stat. § 504B.182, § 504B.178](#) (click to view statute)
- 5. Lead Registry (Federal requirement (42 U.S.C. § 4852d))  
■ *Legal Reference:* [Federal requirement \(42 U.S.C. § 4852d\)](#) (click to view statute)
- 6. Certificate of Rent Paid (CRP) (Minn. Stat. § 290A.19)  
■ *Legal Reference:* [Minn. Stat. § 290A.19](#) (click to view statute)
- 7. Bedbug Records (No Minnesota state requirement)  
■ *Legal Reference:* [No Minnesota state requirement](#)

## 12. RETALIATION & TENANT RIGHTS

- 1. Prohibition Against Retaliation (Minn. Stat. § 504B.441)  
■ *Legal Reference:* [Minn. Stat. § 504B.441](#) (click to view statute)
- 2. Right to Seek Police/Emergency Assistance (Minn. Stat. § 504B.205)  
■ *Legal Reference:* [Minn. Stat. § 504B.205](#) (click to view statute)
- 3. Right to Organize - Tenant Associations (Minn. Stat. § 504B.212 (added 2023))  
■ *Legal Reference:* [Minn. Stat. § 504B.212 \(added 2023\)](#) (click to view statute)
- 4. Right to Privacy (Minn. Stat. § 504B.211)  
■ *Legal Reference:* [Minn. Stat. § 504B.211](#) (click to view statute)
- 5. Right to Withhold Rent (Rent Escrow) (Minn. Stat. § 504B.385)

■ *Legal Reference:* [Minn. Stat. § 504B.385](#) (click to view statute)

● **6. Right to Residential Tenant Reports** (Minn. Stat. § 504B.241, § 504B.245)

■ *Legal Reference:* [Minn. Stat. § 504B.241, § 504B.245](#) (click to view statute)

● **7. Right to Counsel in Public Housing** (Minn. Stat. § 504B.268 (added 2024))

■ *Legal Reference:* [Minn. Stat. § 504B.268 \(added 2024\)](#) (click to view statute)

## 13. SECURITY DEPOSITS

● **1. Security Deposit Limits** (No state statutory limit)

■ *Legal Reference:* [No state statutory limit](#) (click to view statute)

● **2. Security Deposit Storage** (No specific requirement)

■ *Legal Reference:* [No specific requirement](#)

● **3. Security Deposit Interest** (Minn. Stat. § 504B.178, subd. 2)

■ *Legal Reference:* [Minn. Stat. § 504B.178, subd. 2](#) (click to view statute)

● **4. Security Deposit Return** (Minn. Stat. § 504B.178, subd. 3)

■ *Legal Reference:* [Minn. Stat. § 504B.178, subd. 3](#) (click to view statute)

● **5. Allowable Deductions** (Minn. Stat. § 504B.178, subd. 3(b))

■ *Legal Reference:* [Minn. Stat. § 504B.178, subd. 3\(b\)](#) (click to view statute)

● **6. Itemization Requirements** (Minn. Stat. § 504B.178, subd. 3(a))

■ *Legal Reference:* [Minn. Stat. § 504B.178, subd. 3\(a\)](#) (click to view statute)

● **7. Penalties for Wrongful Withholding** (Minn. Stat. § 504B.178, subd. 4, 7)

■ *Legal Reference:* [Minn. Stat. § 504B.178, subd. 4, 7](#) (click to view statute)

● **8. Move-In/Move-Out Inspections** (Minn. Stat. § 504B.182 (added 2024))

■ *Legal Reference:* [Minn. Stat. § 504B.182 \(added 2024\)](#) (click to view statute)

● **9. Deposit Used as Last Month's Rent** (Minn. Stat. § 504B.178, subd. 8)

■ *Legal Reference:* [Minn. Stat. § 504B.178, subd. 8](#) (click to view statute)

● **10. Transfer of Deposit Upon Property Sale** (Minn. Stat. § 504B.178, subd. 5)

■ *Legal Reference:* [Minn. Stat. § 504B.178, subd. 5](#) (click to view statute)

## 14. SPECIAL PROPERTY TYPES

- 1. Buildings with 12+ Units (Minn. Stat. § 504B.111)

■ Legal Reference: [Minn. Stat. § 504B.111](#) (click to view statute)

- 2. Subsidized Housing - Federally Assisted (Minn. Stat. § 504B.255; Federal HUD regulations)

■ Legal Reference: [Minn. Stat. § 504B.255; Federal HUD regulations](#) (click to view statute)

- 3. Subsidized Disability Housing - Pet Allowance (Minn. Stat. § 504B.261)

■ Legal Reference: [Minn. Stat. § 504B.261](#) (click to view statute)

- 4. Mobile Home Parks (Minn. Stat. § 327C (separate chapter))

■ Legal Reference: [Minn. Stat. § 327C \(separate chapter\)](#) (click to view statute)

- 5. Senior Housing (55+) (Federal Fair Housing Act (55+ exemption))

■ Legal Reference: [Federal Fair Housing Act \(55+ exemption\)](#) (click to view statute)

- 6. Student Housing (No specific statute)

■ Legal Reference: *No specific statute*

- 7. Short-Term Rentals (Airbnb, VRBO) (No specific state statute; check local ordinances)

■ Legal Reference: [No specific state statute; check local ordinances](#) (click to view statute)

- 8. Commercial Property (Not covered by Minn. Stat. § 504B)

■ Legal Reference: *Not covered by Minn. Stat. § 504B*

### Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

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## ■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

**Note:** The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

- 1. City Licensing Requirements (Local ordinances)

■ *Legal Reference:* [Local ordinances](#)

● **2. St. Paul Rent Stabilization (St. Paul City Ordinance (Rent Stabilization))**

■ *Legal Reference:* [St. Paul City Ordinance \(Rent Stabilization\)](#)

● **3. Minneapolis Screening Criteria (Minneapolis ordinance)**

■ *Legal Reference:* [Minneapolis ordinance](#)

● **4. HOA Rules (No specific statute; contractual obligations)**

■ *Legal Reference:* [No specific statute; contractual obligations](#)

● **5. Condo Association Rules (Minn. Stat. § 515B (Minnesota Common Interest Ownership Act))**

■ *Legal Reference:* [Minn. Stat. § 515B \(Minnesota Common Interest Ownership Act\)](#)

● **6. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference:* [Local zoning ordinances](#)

**For the most current information, always consult official state sources.**

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