

News Release

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New renter protection rules

June 1, 2020 (MINNEAPOLIS) A new City ordinance strengthening protections for renters in Minneapolis takes effect June 1. The ordinance places a cap on security deposits and limits what a rental property owner can use to deny rental applications. The new rules apply even if the rental property owner doesn't charge an application fee.

The ordinance goes into effect June 1 for owners with more than 15 rental units. The effective date for property owners with 15 rental units or fewer is Dec. 1. Rental property owners have to share their rental screening criteria with renters in writing before they apply for a unit.

Inclusive screening criteria will set limits on what information in a renter's criminal, rental and credit history can be used to deny a rental application. Rental property owners who don't use the inclusive screening criteria will have to individually evaluate applicants based upon their screening criteria and review all supplement evidence provided to them. If an application is denied, rental property owners have to specifically state the basis for the denial in writing.

Security deposits will be capped at one month's rent, or one-half month's rent if the landlord requires first and last month's rent to be paid in advance. If they require the first and last month's rent to be paid along with the security deposit, renters must have the option to pay the security deposit in installments over three months.

Enforcement will be through the City's housing maintenance code. This follows previous renter protection efforts adopted recently, including relocation assistance for displaced renters and a requirement that owners of naturally occurring affordable housing rental property give the City 60 days' notice before selling their units.

To learn more, visit minneapolismn.gov/renterprotections.

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