

ORDINANCE
By Chowdhury, Chughtai, Osman, Stevenson, and Chavez

Amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That the 30-day time periods for pre-eviction notices established in Sections 244.2060(a), (c)(2), and (e) of the above-entitled ordinance be suspended and replaced with 45-day time periods, to read as follows:

(a) At least ~~thirty (30)~~ forty-five (45) days before bringing an eviction action alleging nonpayment of rent or other unpaid financial obligations in violation of the lease, a landlord must provide written notice to the residential tenant specifying the basis for future eviction action.

(b) For an allegation of nonpayment of rent or other unpaid financial obligations in violation of the lease, the landlord must include the following in the written notice:

(1) The total amount due;

(2) A specific accounting of the amount of the total due that is comprised of unpaid rents, late fees, or other charges under the lease; and

(3) The name and address of the person authorized to receive rent and fees on behalf of the landlord.

(c) A notice provided under this section must:

(1) Provide a description of how to access legal and financial assistance through information posted on the city's website; and

(2) State that the landlord may bring an eviction action following expiration of the ~~thirty (30)~~ forty-five (45) day notice period if the tenant fails to pay the total amount due or fails to vacate.

(d) The landlord or an agent of the landlord must deliver the notice personally or by first-class mail to the address of the leased premises. The notice may, in addition to but not in place of personal delivery or first class mail, be delivered by email or other electronic means to the residential tenant at the residential tenant's email address or electronic account on file with the landlord.

(e) If the tenant fails to correct the rent delinquency within ~~thirty (30)~~ forty-five (45) days of delivery or mailing of the notice, or fails to vacate, the landlord may bring an eviction action under Minnesota Statutes Section 504B.321.

(f) Enforcement. In addition to any other remedy available at equity or law, failure to comply with the provisions of this section may result in criminal prosecution, adverse rental license action, and/or administrative fines, restrictions, or penalties as provided in chapter 2 of this Code. A notice of violation, as described in section 244.150, shall not be required in order to establish or enforce a violation of this section.

(g) Severability. If any of the parts or provisions of this section or the application thereof to any person or circumstance is held invalid or unconstitutional by a decision of a court of competent jurisdiction, the remainder of this section, including the application of such part or provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby and shall continue in full force and effect. To this end, the provisions of this section are severable.

Section 2. That Section 1 of this ordinance shall have no retroactive effect in regard to pre-eviction notices provided to tenants prior to the date of publication.

Section 3. That Section 1 of this ordinance shall be effective from the date of publication through August 31, 2026, and that the 30-day time periods for pre-eviction notices shall be reinstated effective September 1, 2026, absent further council action.