

CHAPTER 585 — H.F.No. 322

An act relating to local government; prohibiting cities and counties from establishing residency requirements as a condition of employment; providing that the city of Hermantown may allow deferral of special assessment payments where payment would cause hardship; amending Minnesota Statutes 1982, section 415.16.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

Section 1. Minnesota Statutes 1982, section 415.16, is amended to read:
415.16 **EMPLOYMENT; RESIDENCE REQUIREMENT.**

Subdivision 1. Notwithstanding any contrary provision of other law, home rule charter, ordinance or resolution, no statutory or home rule charter city or county located in the area defined in section 473F.02, subdivision 2, shall require that a person be a resident of the city or county as a condition of employment by the city or county except for positions which by their duties require the employee to live on the premises of the person's place of employment.

Subd. 2. A statutory or home rule charter city or county, except if it is located in the area defined in section 473F.02, subdivision 2, may impose a reasonable area or response time residency requirement if there is a demonstrated, job related necessity.

Sec. 2. **HERMANTOWN: DEFERRED ASSESSMENT.**

The city of Hermantown may, in its discretion, defer the payment of special assessment for public improvements for any homestead property owned by a person for whom it would be a hardship to make the payments, regardless of the age or disability of the owner. The deferral period may not exceed ten years. In other respects the deferral shall be in accordance with Minnesota Statutes, sections 435.193 to 435.195.

Sec. 3. **LOCAL APPROVAL.**

Section 2 is effective the day after compliance with Minnesota Statutes, section 645.021, subdivision 3, by the governing body of the city of Hermantown.

Approved April 26, 1984

CHAPTER 586 — H.F.No. 1203

An act relating to landlords and tenants; requiring cities and towns to include notification of rights on certificates or licenses of occupancy; requiring the attorney general to publish a statement informing tenants of their rights and duties under state law; amending Minnesota Statutes 1982, section 504.22, subdivisions 1, 3, 4, and 5, and by adding a subdivision; proposing new law coded in Minnesota Statutes, chapter 471.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

Section 1. Minnesota Statutes 1982, section 504.22, subdivision 1, is amended to read:

Changes or additions are indicated by underline, deletions by ~~strikeout~~.

Subdivision 1. **DEFINITIONS.** As used in this section,

(a) "tenant" shall have the meaning assigned to it in section 566.18, but for purposes of section 2, it does not include residents of manufactured home parks as defined in section 327C.01, subdivision 9; and

(b) "owner" shall mean one or more persons, jointly or severally, in whom is vested a legal or beneficial interest in the premises.

Sec. 2. Minnesota Statutes 1982, section 504.22, is amended by adding a subdivision to read:

Subd. 4a. DISCLOSURE STATEMENT; DISTRIBUTION. The attorney general shall prepare and make available to the public a statement which summarizes the significant legal rights and obligations of owners and tenants of rental dwelling units. The statement shall include descriptions of the significant provisions of chapters 504 and 566. The statement shall notify tenants in public housing to consult their leases for additional rights and obligations they may have under federal law. The statement shall include the telephone number and address of the attorney general for further information.

The attorney general shall annually revise the statement provided in this section as necessary to ensure that it continues accurately to describe the statutory and case law governing the rights and duties of owners and tenants of rental dwelling units. After preparing the statement for the first time and after each annual revision of the statement, the attorney general shall hold a public meeting to discuss the statement and receive comments on its contents before it is issued. When preparing the statement and evaluating public comment, the attorney general shall be guided by the legislature's intent that the statement be brief, accurate, and complete in identifying significant legal rights and obligations, and written using words with common, everyday meanings.

Sec. 3. Minnesota Statutes 1982, section 504.22, subdivision 3, is amended to read:

Subd. 3. POSTING OF NOTICE. A printed or typewritten notice containing the information which must be disclosed under subdivision 2 shall be placed in a conspicuous place on the premises. Unless the owner is required to post a notice required by section 6, the owner shall also place in a conspicuous place on the premises a notice that states that a copy of the statement required by section 2 is available from the attorney general to any tenant upon request. This subdivision is complied with if notices posted in compliance with other statutes or ordinances contain the information required by subdivision 2 and this section.

Sec. 4. Minnesota Statutes 1982, section 504.22, subdivision 4, is amended to read:

Subd. 4. If subdivisions 2 and 3, except for the provision requiring posting of a notice stating the availability of a summary of landlord-tenant law

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provided in section 3, have not been complied with and a person desiring to make service of process upon or give a notice or demand to the owner does not know the name and address of the owner or his agent, as that term is used in subdivision 2, then a caretaker or manager of the premises or an individual to whom rental payments for the premises are made shall be deemed to be an agent authorized to accept service of process and receive and give receipt for notices and demands on behalf of the owner. In case of service of process upon or receipt of notice or demand by a person who is deemed to be an agent pursuant to this subdivision, this person shall give the process, notice, or demand, or a copy thereof, to an owner personally or shall send it by certified mail, return receipt requested, to an owner at the owner's last known address.

Sec. 5. Minnesota Statutes 1982, section 504.22, subdivision 5, is amended to read:

Subd. 5. Except as otherwise provided in this subdivision, no action to recover rent or possession of the premises shall be maintained unless the information required by this section has been disclosed to the tenant in the manner provided herein, or unless the information required by this section is known by or has been disclosed to the tenant at least 30 days prior to the initiation of such action. Failure by the owner to post a notice required by section 3 or 6 shall not prevent any action to recover rent or possession of the premises.

Sec. 6. [471.9995] RENTAL DWELLING NOTICE.

Any license or registration or certificate of occupancy or a similar document that is issued by a home rule charter or statutory city or by a town and that is required to be posted in a building containing multiple rental dwelling units shall contain a statement that tenants of the dwelling units may contact the attorney general for information regarding the rights and obligations of owners and tenants under state law. The statement shall include the telephone number and address of the attorney general.

Approved April 26, 1984

CHAPTER 587 — H.F.No. 1257

An act relating to occupations and professions; regulating entertainment agencies; providing penalties; proposing new law coded as Minnesota Statutes, chapter 184A.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

Section 1. [184A.01] DEFINITIONS.

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