

ARTICLE 9

Section 1. EFFECT OF CHANGES.

The legislature intends the changes in the language of the laws amended by this act to be exclusively changes in style. No change is intended to alter or shall be construed by a court or other authority to alter the meaning of a law.

If a section is amended by this act and also by another act adopted in 1988 and the amendments cannot be edited together in the next publication of Minnesota Statutes, the amendment by this act shall be without effect.

Approved April 6, 1988

CHAPTER 470—S.F.No. 1819

An act relating to landlord and tenant; authorizing tenants to pay for certain utilities and deduct the payments from rent due; proposing coding for new law in Minnesota Statutes, chapter 504.

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

Section 1. [504.185] EMERGENCY CONDITIONS; LOSS OF ESSENTIAL SERVICES.

Subdivision 1. DEFINITIONS. For the purposes of this section, the following terms have the meanings given to them.

- (a) “Owner” has the meaning given to it in section 566.18, subdivision 3.
- (b) “Tenant” has the meaning given to it in section 566.18, subdivision 2.
- (c) “Building” has the meaning given to it in section 566.18, subdivision 7.

Subd. 2. PROCEDURE. When a municipality, utility company, or other company supplying home heating oil, propane, natural gas, electricity, or water to a building has discontinued the service to the building because an owner who has contracted for the service has failed to pay for it, a tenant or group of tenants may pay to have the service reconnected as provided under this section. Before paying for the service, the tenant or group of tenants shall give oral or written notice to the owner of the tenant's intention to pay after 48 hours, or a shorter period that is reasonable under the circumstances, if the owner has not already paid for the service. In the case of oral notification, written notice shall be mailed or delivered to the owner within 24 hours after oral notice is given.

(a) In the case of natural gas, electricity, or water, if the owner has not yet paid the bill by the time of the tenant's intended payment, or if the service

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remains discontinued, the tenant or tenants may pay the outstanding bill for the most recent billing period, if the utility company or municipality will restore the service for at least one billing period.

(b) In the case of home heating oil or propane, if the owner has not yet paid the bill by the time of the tenant's intended payment, or if the service remains discontinued, the tenant or tenants may order and pay for one month's supply of the proper grade and quality of oil or propane.

After submitting receipts for the payment to the owner, a tenant may deduct the amount of the tenant's payment from the rental payment next paid to the owner. Any amount paid to the municipality, utility company, or other company by a tenant under this subdivision is considered payment of rent to the owner for purposes of section 504.02.

Subd. 3. LIMITATIONS; WAIVER PROHIBITED; RIGHTS AS ADDITIONAL. The tenant rights under this section:

(1) do not extend to conditions caused by the willful, malicious, or negligent conduct of the tenant or of a person under the tenant's direction or control;

(2) may not be waived or modified; and

(3) are in addition to and do not limit other rights which may be available to the tenant in law or equity, including the right to damages and the right to restoration of possession of the premises under section 504.02.

Approved April 6, 1988

CHAPTER 471—S.F.No. 1875

An act relating to the city of Minneapolis; authorizing contracts with labor organizations for the provision of certain skilled trade and craft services.

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

Section 1. CITY OF MINNEAPOLIS; TRADE AND CRAFT CONTRACTS.

Subdivision 1. AGREEMENT AUTHORIZED. The city of Minneapolis is authorized to negotiate agreements concerning the hiring and terms and conditions of employment for skilled trade and craft workers and apprentices with local labor organizations representing skilled building and construction trades and electrical workers and apprentices.

Subd. 2. SPECIFIC AGREEMENT NEGOTIATING SUBJECTS. The city may negotiate about and the agreements may provide for: (1) the use by the city of the labor organizations hiring hall services in a manner and on terms agreeable to the parties; and (2) the city to make pension contributions and other fringe benefit contributions to building trades union's employee benefit

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