

**SENATE
STATE OF MINNESOTA
NINETY-FIRST SESSION**

S.F. No. 406

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DATE	D-PG	OFFICIAL STATUS
01/24/2019	151	Introduction and first reading Referred to Judiciary and Public Safety Finance and Policy

1.1 A bill for an act

1.2 relating to housing; landlord and tenant; prescribing when an eviction action may

1.3 be disclosed in a residential tenant report; amending Minnesota Statutes 2018,

1.4 section 504B.241, subdivision 5.

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

1.6 Section 1. Minnesota Statutes 2018, section 504B.241, subdivision 5, is amended to read:

1.7 Subd. 5. **Eviction action coding.** (a) The court shall indicate on the court file or any

1.8 summary of a court file the specific basis of the court's decision in an eviction action

1.9 according to codes developed by the court that, at a minimum, indicates if the basis of the

1.10 court's decision is nonpayment of rent, a violation of the covenants under section 504B.161

1.11 or 504B.171, other breach of a lease agreement, or a counterclaim for possession of the

1.12 premises under section 504B.385. The court shall indicate on the court file whether an

1.13 eviction action is pending or if a verdict or finding has been reached as provided in section

1.14 504B.355 and, if so, whether it is in favor of the plaintiff or defendant.

1.15 (b) A residential tenant screening service must not include information in a residential

1.16 tenant report relating to an eviction action unless a verdict of the jury or finding of the court

1.17 has been reached in favor of the plaintiff as provided in section 504B.355.