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**Chair Igo and Members of the Housing Finance and Policy Committee,**

My name is Eric Hauge, I'm the Executive Director of HOME Line—a statewide tenant advocacy organization that provides free legal advice, education, organizing, and advocacy services to renters. Last year we advised approximately 20,000 renter households total, from every county in the state.

Thank you for the opportunity to testify on [House File 935](#). While we appreciate Representative Nash's concern for the safety and security of Minnesota renters, unfortunately the scope of this bill will cause significant confusion and difficulties for landlords, tenants, and their guests.

Residential renters in Minnesota, just like homeowners, expect to have the right to allow guests to visit them. Guests of tenants—such as friends, family members, neighbors, or even a non-resident tenant organizer are all already covered by existing case law. In *State v. Hoyt* from 1981, the Minnesota Supreme Court clearly adopted the rule that a tenant has a right to give guests a license to visit, and the landlord has no right to deny or interfere with this license. Background checks are not required. Additionally, the Minnesota Legislature has further protected the right of political candidates AND their campaign volunteers to enter and canvass apartment complexes (per [MN Statute § 211B.20](#)). This law does not require background checks.

House File 935 creates a background check requirement for a specific subset of individuals who would already be subject to laws and lease provisions regulating the conduct of guests. Expanding a background check requirement to other individuals like tenant organizers who DO NOT have access or keys to units is a slippery slope and could end up being so expansive it would cause hardships for everyone involved.

Should each and every individual or guest that enters an apartment complex be subject to a background check by the landlord, regardless of if they have keys to units? This would include:

- Family & friends of a tenant
- Personal care attendants
- Meals On Wheels providers
- Any agents or employees of the landlord who do not have keys—such as janitorial staff, plumbers, caretakers, etc.

It could also include:

- City/State inspectors
- Prospective tenants
- Delivery drivers
- Political candidates and their campaign volunteers

Please vote no on this proposal which will not keep Minnesota tenants safer, but will instead cause confusion within rental housing. If this committee is interested in supporting the safety and security of Minnesota renters, HOME Line is happy to provide a variety of suggestions based on the experiences of our clients. Thank you.

Respectfully,

**HOME Line**



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