

Subject Housing Finance Agency; Pet Policies

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## Overview

Provides that housing developments funded by the Minnesota Housing Finance Agency (MHFA) must allow pets without charging nonrefundable fees or pet rent, and provides other circumstances and prohibitions related to this pet policy.

## Summary

Section	Description
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1	<b>Reasonable pet policy requirement.</b>
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Provides that housing developments funded by the Minnesota Housing Finance Agency (MHFA) must allow pets and provides other circumstances and prohibitions related to the pet policy.

**Subd. 1. Requirement.** Provides that housing developed using funding from the Minnesota Housing Finance Agency must authorize a resident to have one or more pets in their rental unit, as allowed by local government regulation and state law, and other reasonable conditions.

**Subd. 2. Reasonable conditions allowed.** Provides an explanation of “reasonable conditions” the housing developer can impose related to pets and includes nuisance behaviors, leash requirements, insurance requirements, limits on the number of pets, and prohibitions on dangerous dogs, however this section does not allow a restriction on the breed or weight of the pet, and the housing developer may not charge a nonrefundable or monthly fee for the pet.

**Subd. 3. Defense to eviction action.** Allows tenants to use this section as an affirmative defense to an eviction action.

**Subd. 4. Common household pet.** Provides that pets covered by this section include cats, dogs, birds, rodents, fish, or turtles, or other domesticated animals commonly kept in the home.

**Subd. 5. Limitations.** Provides that landlord’s rights and duties to prevent harm to third parties caused by a resident’s pet are not affected by this section. This

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section also states that it does not affect other state and federal laws related to public health, animal control, animal cruelty laws, or laws related to disability discrimination, including the ADA.

This section is effective the day following final enactment.



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