

Subject Tenants Right to Repair

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Overview

This bill allows a tenant to repair something in a rental unit and subtract the cost of the repair from their rent without going through the escrow process.

Summary

Section	Description
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1	Tenant right to repair to remedy violation.
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Under current law, a tenant would need to file an action under section 504B.385 and put their rent into escrow so that a landlord will make the needed repairs. This section allows a tenant to make a repair to a rental unit or common area and subtract the cost of the repair from their rent.

This section requires the tenant to:

- provide notice to the landlord of the need of the repair, including copies of an inspection if one has been done for a violation of any state, county, or city health, safety, housing, building, fire prevention, or housing maintenance code applicable to the building;
- allows the tenant to make the repair 14 days after notice has been provided to the landlord, or for the time allowed in a violation notice issued by a state, county, city, or other health and safety inspector; and
- allows the tenant to subtract the cost of the repair from their rent until the total repair is paid.