

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;
- provide two estimates of the cost to make the repair at least 24 hours before the repair is scheduled to be made, or as soon as possible if it is an emergency;
- allows the tenant to make the repair seven 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.



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