

THE NEW RULES FOR SCREENING RENTAL APPLICANTS IN MINNEAPOLIS

WHAT OWNERS NEED TO KNOW

The City of Minneapolis has new rules that give you 2 options for screening rental applications:

OPTION 1

INCLUSIVE SCREENING CRITERIA

You can no longer deny an application for certain things in the applicant's past:

CRIMINAL HISTORY

- Certain past misdemeanors or felonies that often led to application denials before

RENTAL HISTORY

- Limited rental history or certain past evictions

CREDIT HISTORY

- Credit score or limited credit history

INCOME

- Not having income equal to 3 months' rent, as you have to give the applicant a chance to show they can pay the rent

OPTION 2

INDIVIDUALIZED ASSESSMENTS

You have to evaluate each application with any supplemental evidence applicants provide:

SUPPLEMENTAL EVIDENCE

- Information applicants share to explain their rental or criminal history
- They can provide things like proof that they completed a job training or community re-entry program
- They can also give references from employers or property owners

You have to consider:

SPECIFIC FACTORS

- What specific things would lead to a denial?
- How long ago did these things happen?
- How old was the applicant when these things happened?



TIPS FOR OWNERS

Know Your Rights and Obligations

Visit the City's website and use the resources suggested at the right for more information. This ordinance applies even if you are not charging an application fee. It will be enforced through the City's housing maintenance code. If you are found in violation, you may face administrative fines or adverse action against your rental license.

Ensure Your Vendors are Compliant

If you use rental screening vendors, ask them if they know the new rules and how they've changed their process to comply.

Share Your Screening Criteria

You have to share your criteria with applicants in writing before they apply.

Explain Application Denials

If you deny an application, you have to tell the applicant the basis for your denial in writing within 14 days. If they provided other information to strengthen their application, you have to explain why it wasn't enough for you to approve it.

Keep Good Records

It is important to hold onto your rental screening records for two years. That way, if you are contacted about a possible violation, you can thoroughly and accurately respond.

Resources

Lawyers and legal experts

Rental screening vendors

Other property owners, developers and management companies

Trade associations like Minnesota Multi-Housing Association



QUESTIONS?

Call 311 or visit our website to learn more:

www.minneapolismn.gov/renterprotections

For reasonable accommodations or alternative formats, please call the Regulatory Services Accessibility Line at 612-673-3221, or email RegulatoryServicesADALine@minneapolismn.gov.

People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-263-6850.

Para asistencia, llame al 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.