

# Renter Protection Ordinance: Evictions

## The Problem with Evictions:

- According to the City's eviction study, between 45-48% of renter households in two Minneapolis ZIP codes, 55411 and 55412, experienced a filing in the past 3 years.<sup>i</sup>
- Current tenant screening practices create situations in which one prior eviction on a tenant's screening report can exclude that tenant from being considered for a rental unit – even when the tenant prevailed in court action.
- Eviction filings — not just eviction judgments — can appear on tenant screening reports, limiting housing options for tenants who have them on their record.<sup>ii</sup>
- Frequently, property owners will screen out potential tenants if they have a prior eviction. An eviction remains on a tenant's rental record for 7 years and can be found in court records indefinitely.<sup>iii</sup>
- Evictions severely and disproportionately impact low-income women of color, with a significant overrepresentation of Black mothers with children.<sup>iv</sup>

## How the Ordinance Addresses Evictions:

- Limit the amount of time a property owner can consider eviction history.
- Prohibit refusals to rent based on evictions that were dismissed or resulted in a judgement for the renter.
- Limit the amount of time a property owner can consider an eviction action that ended in a settlement or did not result favorably for an applicant.
- Prohibit refusals to rent based on evictions that were dismissed or resulted in a judgement for the applicant.
- Alternatively, property owners may conduct an individualized assessment, considering supplemental information provided by the applicant that explains negative items related to eviction history.

---

<sup>i</sup> Minneapolis Innovation Team, *Evictions in Minneapolis*, July 2016.

<sup>ii</sup> Minn Post, *Evictions, On the Rise Nationwide, don't affect all Parts of Minneapolis Equally*, October 25, 2017.

<sup>iii</sup> Id at *Evictions in Minneapolis*.

<sup>iv</sup> Matthew Desmond and Rachel Tolbert Kimbro, *Evictions Fallout: Housing, Hardship and Health*, February 24, 2015.