



## CITY COUNCIL WORK SESSION MEETING

<b>AGENDA SECTION</b>	WORK SESSION
<b>MEETING DATE</b>	JUNE 1, 2026

<b>ITEM:</b>	<b>Just Cause Update (15 Minutes)</b>							
<i>Presenting Item: Aaron Chirpich, City Manager</i>								
<b>DEPARTMENT:</b> Administration		<b>BY/DATE:</b> Aaron Chirpich / May 26, 2026						
<p><b>CORE CITY STRATEGIES:</b> <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">X Community that Grows with Purpose and Equity</td> <td style="width: 50%; border: none;">X Engaged, Effective and Forward-Thinking</td> </tr> <tr> <td style="border: none;">_ High Quality Public Spaces</td> <td style="border: none;">_ Resilient and Prosperous Economy</td> </tr> <tr> <td style="border: none;">X Safe, Accessible and Built for Everyone</td> <td style="border: none;">_ Inclusive and Connected Community</td> </tr> </table>			X Community that Grows with Purpose and Equity	X Engaged, Effective and Forward-Thinking	_ High Quality Public Spaces	_ Resilient and Prosperous Economy	X Safe, Accessible and Built for Everyone	_ Inclusive and Connected Community
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### BACKGROUND

The City Council has requested review of policy options related to tenant protections, lease nonrenewal, housing stability, and displacement prevention. Recent legislative proposals at the Minnesota Legislature, including House File 997 and Senate File 1671, propose statewide Just Cause eviction standards limiting lease termination and nonrenewal absent specified lawful reasons. While these proposals have not been enacted into state law, some Minnesota municipalities have adopted local tenant protection ordinances addressing pre-eviction notice requirements, lease nonrenewal, and housing stability.

### SUMMARY OF CURRENT STATUS

Since the Council last discussed just cause tenant protections at the March 2026 work session, staff have reached out to the League of MN Cities legal review team and consulted with the City Attorney on how to best move forward with a potential City Ordinance focused on just cause protections. Both the League and the City Attorney have drawn attention to the 2021 court ordered injunction issued against the City of Saint Paul that stopped Saint Paul from enforcing an ordinance that included just cause provisions like those being discussed by the City. Following the injunction, the City of Saint Paul repealed parts of their ordinance rather than continue with a defense in court. This leaves aspects of just cause protections unsettled in the opinion of staff. The guidance received from the League is included in the attachments and the court ordered injunction is also attached.

In addition to seeking legal guidance, staff have drafted a streamlined version of a just cause ordinance (attached) that closely aligns with the primary provisions of the recently proposed statewide legislation.

The proposed ordinance is intended to:

- Establish standards for lease termination and nonrenewal;
- Provide tenants with notice and due process protection; and
- Provide clarity for landlords and tenants regarding allowable tenancy termination grounds.

**Key Provisions**

Provision	Description
Just Cause Requirement	Landlords would be required to identify a lawful reason before terminating tenancy or refusing to renew a lease.
Allowable Causes	Includes nonpayment of rent, material lease violations, owner occupancy, substantial rehabilitation, withdrawal from the rental market, and specified health and safety concerns.
Notice Requirements	Requires written notice identifying the basis for termination and available tenant resources.

**STAFF RECOMMENDATION**

Staff requests that the council discuss the legal considerations raised and review the draft ordinance and provide feedback on next steps.

<p>Requested Council Action/ Discussion Topics / Key Questions  <i>(Briefly state the specific action staff is requesting of the City Council, if any. For example: provide direction, discuss options, or review information.)</i></p>
<p>Staff request that council have a discussion regarding the legal considerations that have been raised before moving forward with enactment of an ordinance.</p>

**ATTACHMENT(S)**

- Draft Ordinance
- League of MN Cities Correspondence
- Saint Paul Court Order for Injunction
- HF 997