



Right to Renew

Clarity, consistency, and fairness for Minnesota landlords and tenants

From rural Minnesota, to the suburbs and the cities, all Minnesotans should have the right to renew their lease if they haven't violated its terms.

Right to Renew, also known as Just Cause, defines the legal reasons for lease nonrenewals and evictions, and provides a reasonable amount of time for relocation. It protects against arbitrary and unjust evictions and lease nonrenewals, and prohibits terminating a lease in retaliation for exercising our rights.

The problem

For too long, corporate developers and predatory landlords have put profits over people, displacing renters:

- Leases are terminated without just cause
- Renters who raise their voices about living conditions face retaliatory lease nonrenewals
- Long-term tenants get pushed out of their homes when housing is treated as a private investment, not a human right.
- Eviction disproportionately impacts Black, Indigenous, and people of color-- with single Black mothers facing the highest risk

The effects of discrimination and displacement compound existing housing inequities, destabilize communities, and hurt us all.

Benefits of Right to Renew



consistency

streamlines existing policy to cover all Minnesotans; builds on existing Right to Organize law

fairness

protects against arbitrary, retaliatory, or discriminatory evictions and non-renewals

clarity

brings parity and strengthens communication between landlords and tenants

saves money

saves costs for landlords, renters, and Minnesota taxpayers

proactive

keeps people housed, preventing displacement and homelessness





"We waited over 8 months for management to fix our dishwasher. My husband and I are the only Black tenants in the building. You don't want to get labeled as the problem tenant," for requesting to get things fixed, "but I deserve to advocate for myself and my home" without fear of eviction or lease nonrenewal.
 —Martha Sykes, Renter, Owatonna, MN

Whether we're renters, homeowners, or landlords, displacement costs all Minnesotans.

A statewide Right to Renew policy – also known as Just Cause – will prevent unnecessary lease nonrenewals and evictions. Let's work together to ensure Minnesotan renters can stay in their homes, advocate for safe living conditions, and have clear communication with their landlords.



Minnesota has some of the highest eviction disparities in the country



Eviction impacts health outcomes: including "depression, poorer health, higher levels of stress, and higher rates of material hardship" (Harvard University, *Eviction's Fallout*)

Evictions are increasing in counties across the state, including in Traverse, Dodge, Houston, Fillmore, Rock, Jackson, Watonwan, Norman, Clay, Marshall, Kittson and Lake of the Woods counties (*Evictionlab*)

Eviction filings are up 30% from baseline statewide, and 44% in the Twin Cities (*Evictionlab*)



"I've watched friends and neighbors being forced out of their homes, it's heartbreaking. In 2022, we passed Just Cause in Brooklyn Center, and we saw how much it protected our tenants. Everyone in Minnesota deserves that same protection."
 —Ms. Sharon Harris, renter, Brooklyn Center

A 2025 study from the Center for Urban and Regional Affairs at the U of M found that "passing eviction protections will not result in reduced rates of new housing production or, subsequently, housing supply," and that Brooklyn Center's Just Cause policy successfully kept residents housed by decreasing evictions.



Watch HOMELine's tenant video testimonies
homelinemn.org/narratives



Equity in Place is a Twin Cities-based coalition centering the expertise and power of people of color to uproot housing policies that create racial inequity – and ensure our communities have choice, agency and self-determination in where we live and what our neighborhoods look like. Since 2012, we have helped shape housing policy statewide. thealliancetc.org/equity-in-place

