

Amendment to Brooklyn Center City Code

Policy Announcement

Effective Date: Spring 2022

Brooklyn Center Tenant Protection Ordinance

Policy Overview

On February 28th, 2022 the Brooklyn Center City Council passed a tenant protection ordinance. The ordinance amends the City Code to require a 30-day pre-eviction notice and establishes “Just Cause” criteria for lease non-renewals.

For more Info Contact:

City of Brooklyn Center

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Pre-Eviction Filing Notice:

An owner of an affordable housing unit shall provide at least 30 days’ written notice to a tenant prior to filing an eviction action on the basis of either:

↳ (a) an alleged non-payment of rent

or

↳ (b) an alleged material breach of a lease



Just Cause Lease Non-Renewal

An owner of an affordable housing unit shall not issue a notice of nonrenewal of tenancy unless the owner is able to establish one or more of the following grounds for such action:

- ↳ **(Non-payment of Rent:** The tenant fails to pay all monies owed to an owner after receiving written notice of non-payment from the owner
- ↳ **Material Non-Compliance:** The tenant fails to cure a material breach of the lease after receiving written notice from the owner
- ↳ **Refusal to Renew:** The tenant refuses to renew or extend the lease after the owner requests in writing that the tenant do so
- ↳ **Occupancy by Property Owner or Family Member:** The owner or a family member seeks to occupy the unit as that person’s principal residence
- ↳ **Building Demolishment or Conversion:** The owner Elects to demolish the building in which the unit is located; or sell it per a condominium conversion; or convert the unit into a subsidized unit under a local, state, or federal housing program.
- ↳ **Rehabilitation and Renovation:** The owner seeks to render the unit uninhabitable for the duration of rehabilitation or renovation