



New Tenant Protections in Saint Paul

Stable, Accessible, Fair, & Equitable Housing (S.A.F.E.)

EFFECTIVE MARCH 1, 2021



TENANT RIGHTS AND RESPONSIBILITIES INFORMATION

- ✔ The City will make available a packet and poster summarizing landlord and tenant rights, responsibilities and available resources.



SECURITY DEPOSIT LIMIT

- ✔ Tenants will not be required to pay more than a single month's rent as a security deposit.
- ✔ Tenants will not be required to pre-pay more than one month's rent at move-in.



TENANT SCREENING GUIDELINES

- ✔ Maximum look-back period for evictions and misdemeanors is 3 years.
- ✔ Maximum look-back period for felonies is 7-10 years.
- ✔ Credit score cannot be used as a basis for disqualification.



JUST CAUSE NOTICE

- ✔ Landlords will be required to provide a written explanation for lease non-renewal.
- ✔ Establishes 10 allowable causes for lease non-renewal, including failure to pay rent.



ADVANCE NOTICE OF SALE

- ✔ Landlords must provide advance notice of a proposed sale of affordable property or transfer of ownership to the City and tenants.
- ✔ Ensures a period of tenant protection after the sale.

[STPAUL.GOV/SAFE-HOUSING.](http://STPAUL.GOV/SAFE-HOUSING)