

Tenant Rights

During a Flood or Natural Disaster

THE BASICS

1. PAYMENT OF RENT

- If a building is destroyed or is not fit to live in, under Minnesota law the tenant is not required to pay rent and may leave premises that are no longer fit to live in.

2. RETURN OF SECURITY DEPOSIT

- When a tenant moves out because a building is destroyed or not fit to live in, the landlord must return the security deposit within 21 days.

3. CLEAN UP AND REPAIR OF THE RENTAL UNIT

- The landlord must clean up and maintain the property, including items in the rental agreement such as appliances or other furnishings.
- The tenant must take care of personal belongings.
- If the rental unit can be lived in, but needs fixing, the tenant *may* be able to pay less rent during the time the unit is being fixed.

INSURANCE

1. Read your policy to see what is covered and at what level.
2. If you are a student and do not have renter's insurance, check your parents' insurance to see if your personal property is covered under that.

RESOURCE

Southern Minnesota Regional Legal Services – Winona
66 E. Third Street, Suite 204
Winona, MN 55987
(507) 454-6660
Intake Line – New Clients 1-888-575-2954