

S.F. No. 529 – Service and Support Animal Documentation

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Date: February 3, 2021

Overview

SF 529 permits a landlord to require supporting documentation when a tenant requests a reasonable accommodation for their service or support animal and prohibits a tenant from misrepresenting their need for a service or support animal.

Summary

Sections 1 and 2 remove requirements that a service dog, for persons with a visual, hearing, or other physical disability, must be capable of being identified as from a recognized school or program for guide dogs.

Sec. 3. Service and support animal documentation. Permits a landlord to request supporting documentation from a tenant who seeks a waiver from a pet-fee or no-pets policy based on a disability or disability-related need.

Subd. 1. Definitions. Defines the following terms: service animal, support animal, tenant, licensed professional, and reasonable accommodation.

Subd. 2. Request for documentation permitted. Authorizes a landlord to request supporting documentation for each service or support animal if the tenant requests a reasonable accommodation. A landlord is prohibited from requiring supporting documentation if the disability-related need for the animal is readily apparent or already known. Upon a landlord's request, the tenant must provide supporting documentation from a licensed professional, but the landlord must not require the tenant to provide access to medical records.

Subd. 3. Additional fees or deposits prohibited. Prohibits a landlord from requiring the tenant to pay an additional fee or deposit for the service or support animal if the tenant has been given a reasonable accommodation. A tenant is liable for any damages caused by the service or support animal.

Subd. 4. Prohibited conduct. A tenant must not knowingly misrepresent themselves as a person with a disability who requires a service or support animal and must not provide fraudulent supporting documentation.

Subd. 5. Penalty. If a tenant violates this section, the landlord may deny the tenant's rental application or request for a service or support animal.