

## Commercial Pre-Eviction Notice Ordinance Frequently Asked Questions (FAQ)

**Operation Metro Surge has led to millions of dollars in lost revenue and foot traffic for our City’s small businesses, particularly those along cultural corridors. Further assistance for commercial tenants is needed to ensure they can recover from these financial losses and keep our business corridors intact.**

### Why do businesses need a pre-eviction notice period?

The City’s own [reporting](#) on the devastating impact of Operation Metro Surge has indicated an economic impact of at least \$203 million as of February 2026. During the height of the occupation, hundreds of businesses were forced to temporarily close for months, limit business hours/interactions, or worse—completely cease operations and shut down. Many of these are small, immigrant-owned businesses along normally high-traffic cultural corridors. While the City Council passed a \$7 million Small Business Resiliency Fund, this funding will not nearly meet the projected \$203 million in economic impact/loss. A commercial pre-eviction notice period of 30 days will ensure that we are supporting the businesses most struggling to have the time to gather economic support and mutual aid, negotiate with their landlord, and access programs to sustain their businesses.

### What is a commercial pre-eviction notice?

With the passage of this ordinance, a pre-eviction notice must be issued in writing to a commercial tenant 30 days prior to the initiation of eviction proceedings for nonpayment of rent. This policy currently exists for [residential tenants](#), which this ordinance seeks to match to benefit all tenants in the City of Minneapolis.

### What about “problem” commercial tenants?

This ordinance is specifically for tenants whose eviction is being pursued for nonpayment of rent. If a commercial tenant has engaged in behavior that seriously endangers the safety of other occupants or individuals or has engaged in any actions recognized under Minnesota law as qualifying for an expedited hearing, the landlord shall **not** be required to provide the 30-day pre-eviction notice except for any additional claim alleging nonpayment of rent.

### What engagement has been done on this ordinance?

The authoring offices have worked with CPED and Business Licensing leadership to craft this ordinance and ensure that staff still have all the necessary tools of enforcement. Authoring offices also held a community engagement event with business owners, tenants, and residents to receive feedback on the ordinance and hear directly from impacted individuals.

### What happens without a commercial pre-eviction notice period?

Without a 30-day commercial pre-eviction notice period, the City is abdicating its responsibility to pursue every avenue to protect our small businesses from closing. The economic impact of the federal occupation has devastated our small businesses who simply need time to gather resources and economic support. If a tenant is being exploited by a property owner or landlord, this ordinance is one tool to address this dynamic and ensure that commercial tenants have the same notice period as residential tenants to stay in their buildings. Without this supportive policy, we risk more small, immigrant-owned businesses closing across the city.