

CHAPTER 16

DOMESTIC ABUSE RESPONSE AND ARREST POLICY & LANDLORD/TENANT/REPOSSESSION POLICY

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CHAPTER 16

DOMESTIC ABUSE RESPONSE AND ARREST POLICY

Minnesota Statutes, Section 629.342

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LANDLORD/TENANT/REPOSSESSION POLICY

SECTION 1. POLICY.

It is the policy of the Winsted Police Department to recognize domestic abuse as a serious problem in today's society. This agency's policy is to protect victims of domestic abuse by making an arrest whenever it is authorized and by ensuring it's peace officers understand the laws governing this area.

Peace officers will utilize this policy in response to calls when there may be domestic abuse. This policy prescribes courses of action peace officers should take in response to a domestic call. This agency will aggressively enforce the laws without bias and prejudice based on race, marital status, sexual orientation, economic status, age, disability, gender, religion, creed, national origin, or any other protected class of persons.

SECTION 2. DEFINITIONS.

For the purposes of this policy, the words and phrases in this section have the meanings given to them, unless another intention clearly appears.

Domestic Abuse means (i) physical harm, bodily injury, assault, or the affliction of fear of imminent physical harm, bodily injury or assault, between family or household members; or (ii) terroristic threats (MN Statutes, Section 609.713, subd. 1) or criminal sexual conduct in the first through fourth degree, committed against a family or household member by a family or household member. (MN Statutes, Section 518B.01, subd. 2(a)).

Domestic Abuse Program means a public or private intervention project or advocacy program which provides support and assistance to the victims of domestic abuse.

Child means a person under the age of 18.

Family or Household Member means spouses, former spouses, parents and children, persons related by blood, and persons who are presently residing together or who have resided together in the past, persons who have a child in common regardless of whether they have been married or have lived together at any time, and persons involved in a significant romantic or sexual relationship. It also includes a man and a woman if the woman is pregnant and the man is alleged to be the father, regardless of whether they have been married or have lived together at any time.

Domestic Call means a request for assistance to a law enforcement agency regarding domestic abuse or any other crime against a family or household member.

F. Qualified domestic violence-related offense (QDVRO) refers to prior convictions for violation of an OFP (Order for Protection) or HRO (Harassment Restraining Order), assault in the first through fifth degree, domestic assault, criminal sexual conduct in the first through fourth degree, malicious punishment, terroristic threats or harassment/stalking. If a person arrested for a domestic crime has a prior QDVRO, the new offense may be chargeable as a higher-level crime. (See Domestic Abuse Enhancement chart appended hereto.) The QDVRO includes violations of similar laws in other states or under federal or tribal law.

G. Order for Protection is a court order that protects a victim from domestic abuse. Any family or household member may ask the court for an order for protection. A protection order may include: stop domestic abuse, no direct or indirect contact with petitioner, no stalking, evicting the respondent, housing for the petitioner when the respondent is the sole owner or lessee, temporary custody of minor children, financial support, and counseling.

H. Restraining Order is a temporary order of a court to preserve current conditions as they are until a hearing is held at which both parties are present. A restraining order may be issued in a divorce matter to prevent taking a child out of the county or to prohibit one of the parties from selling marital property. Also, a person who is a victim or harassment may seek a restraining order.

I. No Contact Order or Harassment/Stalking Restraining Order is an order issued when a petitioner requests a court order preventing another person from having contact with them or when a criminal charge has been filed with the court for the protection of someone. These orders generally prohibit all contact of any kind (including, but not limited to, phone calls, letters, e-mail and contact through a third party) and may limit the respondents ability to come within a certain distance of someone's home, work or school. A no contact order can be issued by the court even if the people involved want to have contact and object to the order. This type of order can be issued no matter what the relationship between the individuals involved. Violating these orders is a crime.

J. Harassing means to engage in intentional conduct which the actor knows or has reason to know would cause the victim under the circumstances to feel frightened, threatened, oppressed, persecuted or intimidated AND causes this reaction on the part of the victim.

K. Stalking is a crime of harassment. Generally a person commits the offense of stalking if he or she makes a credible threat to another person and, in connection with the threat, repeatedly follows that person or repeatedly makes any form of communication with that person or a member of that person's immediate family, whether or not a conversation occurs.

SECTION 3. PROCEDURE.

3A. DISPATCHING THE CALL.

A. Receiving the Domestic Call: Upon receiving a domestic call, the dispatcher will assign the call a high priority and should assign at least two officers to a domestic call. If only one officer is available, all reasonable attempts should be made to obtain another officer to assist the officer who was initially dispatched.

B. Information to be Obtained: The dispatcher receiving a domestic call should attempt to elicit from the caller and should communicate to the responding peace officers as much of the following information as possible.

- the nature of the incident,
- the address of the incident, including apartment number, if applicable,
- the telephone numbers where the caller can be reached,
- whether weapons are involved or present in the dwelling,
- whether someone is injured and the nature of the injury,
- information about the suspect including whether the suspect is present, description, direction of flight, mode of travel, etc.,
- relationship between the caller and the suspect,
- whether there has been prior calls involving these individuals,
- whether there is an order for protection, harassment restraining order (HRO) or criminal pre-trial or probationary no contact order (NCO).¹
- whether children are present at the scene,
- whether there are non-English speaking people, or people with mobility impairments or hearing impairments.

If the caller is the victim, the dispatcher should attempt to keep the caller on the telephone as long as possible and should tell the caller that help is on the way, and when the caller can expect the peace officer to arrive.

If the caller is a witness to an incident in progress, the dispatcher should attempt to keep the caller on the phone and should relay ongoing information provided by the caller to the responding peace officer.

If the responding peace officers are some distance away, and the dispatcher cannot remain on the telephone with the call/victim, the dispatcher should attempt to call back

¹ When a pre-trial no contact order is issued in connection with a pending domestic abuse prosecution or when a probationary no contact order is issued as a condition of probation after conviction for a domestic abuse offense, this is now designated as a Domestic Abuse No Contact Order. MN Statutes, Section 518B.01, subd. 22.

periodically to check on the progress of events, and call again when the officers arrive at the scene. If the dispatcher finds that a victim/caller who was recently available suddenly cannot be reached by phone or there is a persistent busy signal, the dispatcher should relay that information to the officers.

3B. RESPONDING TO THE CALLS.

1. **Driving to the Scene:** The peace officers should respond directly and without unreasonable delay to the scene.
2. **Initial Contact with Occupants:** Upon arriving at the scene of a domestic call, the responding officers should identify themselves as peace officers, explain their presence, and request entry into the home. The officers should ask to see the person who is the alleged victim of the call. If the person who called the law enforcement agency is someone other than the subject of the call, the officer should not reveal the caller's name. The officer should ensure all parties are safe.
3. **Entry**
 - Refused – If refused entry, the officers should be persistent about seeing and speaking alone with the subject of the call. If access to the subject is refused, the officers should request the dispatcher to contact the caller.
 - Forced Entry – If access is still refused and the officers have reason to believe that someone is in imminent danger, the officers are permitted to force entry.
 - Search Warrant Entry – If the officers are refused entry and have no legal grounds for forced entry and they have reasonable grounds to believe a crime has been committed, they should contact the appropriate authority to obtain a search warrant.
4. **First Aid:** After securing the scene, the responding peace officers shall provide the necessary first aid.

3C. ARREST DECISIONS.

- C. **Making Arrests:** After securing the scene and providing any first aid, the peace officers will conduct an assessment of the lethality of the situation based on the totality of the circumstances and begin a criminal investigation to determine if there is probable cause to believe that a crime has been committed. The officers should collect relevant physical evidence, including weapons which may have been used, take photographs of the scene or any injuries and statements from the involved parties and witnesses. Some of the evidence and statements include:
 - condition of clothing,
 - property damage,
 - evidence of physical injury including strangulation
 - excited utterances of the victim and the suspect,
 - demeanor of the victim and the suspect,

- medical records including the victim's statements to paramedics, nurses and doctors,
- interviews of witnesses including the children who may have been present,
- evidence of any prior domestic abuse – related convictions including dates, and
- any existing orders for protection, harassment restraining order or no contact orders.

NOTE: When determining probable cause, the peace officers should consider their observations and any statements by parties involved and any witnesses. Prior convictions may provide the basis for enhancement to a gross misdemeanor or even felony charges (see **D** below).

2. Factors *not* to be Considered in Making the Arrest:

- ownership, tenancy rights of either party, or the fact the incident occurred in a private place,
- belief that the victim will not cooperate with criminal prosecution or that the arrest may not lead to a conviction,
- verbal assurances that the abuse will stop,
- disposition of previous police calls involving the same victim or suspect,
- denial by either party that the abuse occurred, when there is evidence of domestic abuse,
- lack of a court order restraining or restricting the suspect,
- concern about reprisals against the victim,
- adverse financial consequences that might result from the arrest, or
- chemical dependency or intoxication of the parties.

3. Primary Aggressor and Dual Arrests: The agency shall discourage dual arrest (2). Where there are allegations that each party assaulted the other, the peace officer shall determine whether there is sufficient evidence to conclude that one of the parties is the primary aggressor based on the following criteria and the officer's judgment:

- comparative extent of any injuries inflicted,
- fear of physical injury because of past or present threats,
- actions taken in self-defense or to protect oneself,
- the history of domestic abuse perpetrated by one party against the other, or
- existence or previous existence of order for protection.

2 MN Statutes, Section 629.342 which mandates the development of a written domestic abuse arrest policy for every law enforcement agency in the state specifies that the policy "shall discourage dual arrests, include consideration of whether one of the parties acted in self defense, and provide guidance to officers concerning instances in which officers should remain at the scene of a domestic abuse incident until the likelihood of further imminent violence has been eliminated."

4. **Victim Request not to Prosecute:** If the officer finds probable cause to believe a domestic abuse offense has been committed and intends to arrest but the victim requests no arrest or prosecution, the officer should inform the victim that the decision to arrest is the officer's and the decision to prosecute lies with the prosecutor.

3D. AUTHORITY AND TYPES OF ARREST.

- D. **Warrantless Probable Cause Arrest for Fifth Degree Assault or Domestic Assault:** Although the general rule is that officers may not make probable cause arrests for misdemeanors unless the offense occurs in their presence (or a citizen who saw the crime requests an arrest) domestic assault is an exception. A peace officer may arrest a person anywhere without a warrant, including at the person's residence, if the peace officer has probable cause to believe that the person within the preceding 72 hours, exclusive of the day probable cause was established, has assaulted, threatened with a dangerous weapon, or placed in fear of immediate bodily harm any person covered by the "family or household member" definition (See II.D), even if the assault did not take place in the presence of the peace officer (MN Statutes, Section 629.341). A peace officer acting in good faith and exercising due care in making an arrest pursuant to this statute is immune from civil liability that might result from the officer's action.

NOTE: An arresting officer may not issue a citation in lieu of arrest and detention to an individual charged with assaulting the individual's spouse or other individual with whom the charged person resides (MN Statutes, Section 629.72).

2. **Level of Arrest for Assault 5 and Domestic Assault: Misdemeanor, Gross Misdemeanor and Felony:** Assault in the Fifth Degree and Domestic Assault are deemed misdemeanor offenses. However, recent changes in the statutes have greatly increased the potential for arrests for these crimes at the gross misdemeanor and even felony level.

- 1) **Gross Misdemeanors:** MN Statutes, Section 609.224, subd. 2(a), Assault in the Fifth Degree, provides for an enhancement to a gross misdemeanor violation when the offense is against the **same victim** within ten (10) years of a previous qualified domestic related offense conviction. Additionally, whomever Assault in the Fifth Degree, provides for enhancement to a gross misdemeanor violation when the offense is against **any victim** within three (3) years of a previous qualified domestic related offense conviction.

If the charge is Domestic Assault (MN Statutes, Section 609.2242) and the crime occurs within ten (10) years of a previous qualified domestic violence related offense conviction the same gross misdemeanor enhancement applies. The prior conviction need not be against a member of the same family or household.

- 2) **Felonies:** Assault provides for an enhancement to a felony violation when the offense is against the **same victim** within ten (10) years of the first of two or more previous qualified domestic related offense conviction. Additionally, Assault provides for enhancement to a felony violation when the offense is against **any victim** within three (3) years of the first of two or more previous qualified domestic related offense conviction.

If the charge is Domestic Assault (MN Statutes, Section 609.2242) and the crime occurs within ten (10) years of the first of two or more previous qualified domestic violence related offense conviction the offense is enhanced to a felony. The prior convictions need not be against a member of the same family or household.

3. **Harassment/Stalking** – Minnesota Statute 609.749

- a) **Gross Misdemeanors:** It is a gross misdemeanor to harass another person by committing any of the following acts. A person who:
- directly or indirectly manifests a purpose or intent to injure the person, property, or rights of another by the commission of an unlawful act;
 - stalks, follows or pursues another;
 - returns to the property of another if the actor is without claim of right to the property or consent of one with authority to consent;
 - repeatedly makes telephone calls, or induces a victim to make telephone calls to the actor, whether or not conversation ensues;
 - makes or causes the telephone of another repeatedly or continuously to ring;
 - repeatedly mails or delivers or causes the delivery of letters, telegrams, messages, packages, or other objects; or
 - Engages in any other harassing conduct that interferes with another person or intrudes on the person's privacy or liberty.

MN Statutes, Section 609.749, subd. 1 "harass" means to engage in conduct which the actor knows or has reason to know would cause the victim under the circumstances to feel frightened, threatened, oppressed, persecuted, or intimidated, and causes this reaction on the part of the victim regardless of the relationship between the actor and victim.

The State does **not** have to prove the actor **intended** to cause the victim to feel frightened, threatened, oppressed, persecuted or intimidated (MN Statutes, Section 609.749, subd. 1a.).

What the defendant claims his/her intent is therefore immaterial as long as **objectively he should have known** (i.e., a reasonable person would know) his/her acts would harass the victim and, in fact, the victim did feel the best position to

make this objective assessment. Obtaining a complete domestic abuse history is usually the key to making the determination that the current act, **under the circumstances**, constitutes the crime of harassment.

- b) **Felony Enhancement:** Any of the above gross misdemeanors may be enhanceable to a felony if committed within 10 years of a previous qualified domestic violence related offense **OR** if committed due to the victim or another's actual or perceived race, color, religion, sex, sexual orientation, disability, age, or national origin **OR** if committed by falsely impersonating another **OR** if committed with intent to tamper with a juror, or officer of the court **OR** if committed against a juvenile **OR** if committed while possessing a dangerous weapon.
- c) **Stalking:** In addition, it is a felony to engage "in a pattern of harassing conduct with respect to a single victim or one or more members of a single household which the actor **knows or has reason to know** would cause a reasonable person under the circumstances to feel terrorized or to fear bodily harm and which does cause this reaction" in the victim. A "pattern of harassing conduct" means 2 or more acts (convictions are not necessary) within a 5 year period that constitute any of the following offenses: Harassment, terroristic threats, assault, violation of an order for protection or harassment order, trespass, harassing phone calls, or mail, or criminal defamation.

NOTE: The harassment statute makes it more important than ever to document not just the facts of the current police call but also the history of abuse or harassment.

- 4. **Probable Cause Warrantless Arrest:** The domestic abuse arrest statute (MN Statutes, Section 629.72) has been amended to provide that the officer may **not** issue a citation in lieu of arrest in harassment/stalking cases. An officer may also make a warrantless probable cause arrest for harassment even if the offense did not occur in the officer's presence. MN Statutes, Section 629.34, subd. 1 (c) (5).
- 5. **Probable Cause Felony Arrests for Other Crimes:** At a domestic call, peace officers shall consider whether other felonies have been committed including but not limited to burglary, felony assault, terroristic threats, kidnapping, false imprisonment, and witness tampering.

NOTE: An Assault 5 may be chargeable as burglary in the first degree even if the home is also the offender's, if the entry is made without consent of the victim and in violation of an OFP barring the offender from the premises.

- 6. **Violation of Court Orders:** The peace officer shall verify whether any of the following orders exist before or during an arrest. The peace officer or someone acting

at the officer's direction may make this verification. Methods of verification include personally seeing a copy of the order or obtaining verification from the court or law enforcement agency that has the actual order. The police report shall include identifying information of the specific court order violated, including county of origin, the file number, and the provision allegedly violated.

- a) **Order for Protection:** A peace officer shall arrest and take into custody without a warrant a person who the peace officer has probable cause to believe has violated the restraint or exclusion section of an order for protection granted pursuant to MN Statutes, Section 518B.01, subs. 6, 7, and 9. Such an arrest shall be made even if the violation of the order did not take place in the presence of the peace officer, if the officer can verify the existence of the order.

NOTE: There are three key points related to the Order for Protection: (1) The law requires an arrest regardless of whether or not the excluded party was invited back to the residence. (2) There is no hour limitation for a warrantless arrest for a violation of an Order for Protection. (3) If there is evidence that an individual has violated another provision of an Order for Protection, other than the restraint or exclusion clauses, a police report should be submitted to the prosecutor indicating specifically how the order was violated.

A violation of an Order for Protection is a misdemeanor but is enhanceable to a **gross misdemeanor** if the offense occurs within ten (10) of a previous qualified domestic violence related offense conviction.

A violation of an Order for Protection is enhanceable to a **felony** if the offense occurs within ten (10) of the first of two or more previous qualified domestic violence related offense convictions **OR** while possessing a dangerous weapon.

- b) **Harassment Restraining Order:** A peace officer shall arrest and take into custody a person who the peace officer has probable cause to believe has violated a harassment restraining order pursuant to MN Statutes, Section 609.748, subs. 4 and 5, if the officer can verify the existence of the order.

NOTE: A violation of a Harassment Restraining Order is a misdemeanor but is enhanceable to a **gross misdemeanor** if the offense occurs within ten (10) of a previous qualified domestic violence related offense conviction.

A violation of an Harassment Restraining Order is enhanceable to a **felony** if the offense occurs within ten (10) of the first of two or more previous qualified domestic violence related offense convictions **OR** because of the victim or another's actual or perceived race, color, religion, sex, sexual orientation, age, or national origin **OR** if committed by falsely impersonating another **OR** if committed

with intent to tamper with a juror, or officer of the court **OR** if committed against a juvenile **OR** if committed while possessing a dangerous weapon..

- c) **Domestic Abuse No Contact Order:** An officer may arrest without a warrant any person who s/he has probable cause to believe has violated the provisions of a no contact or restraining order issued by a court. MN Statutes, Section 629.34, subd. 1(6).

In many jurisdictions, Domestic Abuse No Contact Orders are routinely issued in crimes against persons cases, including domestics, and are valid until final disposition of the case (sentencing or dismissal).

The pretrial order is frequently replaced at the time of sentencing with a new no contact order issued as a condition of probation. This no contact order may be valid for the full probationary period indicated in the order.

The court may rescind a no contact order at any time. However, the production of the victim of a copy of an apparently valid court order, absent contrary evidence, provides prima facie basis for arrest whenever there is probable cause to believe a violation of the order has occurred.

Like an OFP and HRO violations, a violation of a Domestic Abuse No Contact Order is a misdemeanor but is enhanceable to a **gross misdemeanor** if the offense occurs within ten (10) of a previous qualified domestic violence related offense conviction.

A violation of a Domestic Abuse No Contact Order is enhanceable to a **felony** if the offense occurs within ten (10) of the first of two or more previous qualified domestic violence related offense convictions **OR** while possessing a dangerous weapon.

- 7. **Other Misdemeanors:** At a domestic call, the peace officer shall consider whether other crimes have been committed including but not limited to trespassing, criminal damage to property, disorderly conduct, witness tampering, or assault.

3E. ASSISTANCE, STAYING AT THE SCENE, CRIME VICTIM RIGHTS, AND SERVICES.

- 1. **Staying at the Scene:** If an arrest does not occur, peace officers should remain at the scene of the disturbance until they believe that the likelihood of further imminent abuse has been eliminated. If a domestic abuse intervention program is available, the peace officer should make contact for immediate intervention.

NOTE: MN Statutes, Section 629.342 provides that when a peace officer does not make an arrest, the peace officer must provide immediate assistance to the victim including obtaining necessary medical treatment and providing the victim with the notice of rights pursuant to MN Statutes, Section 629.341, subd. 3.

2. **Assistance to Non-English Speaking Victims or Victims with Communication Disabilities:** The peace officer shall use the resource list established by the law enforcement agency to contact a person to assist in those cases where the participants in the domestic call, including the witnesses, are non-English speaking, are hearing-impaired, or have other communication disabilities. The officer should avoid the use of friends, family or neighbors serving as the primary interpreter for the investigation.
3. **Notice of Crime Victims Rights:** The peace officer shall give the victim of a domestic call a copy of the agency's crime victim notification form.

NOTE: It is important to routinely review these forms to ensure that they are current, in compliance with the law, and contain the name of the local domestic abuse program. The Department of Public Safety, Crime Victim and Advisory Council, produces the crime victim's rights notice and serves as the contact for the victim's rights information.

4. **Services:** The peace officer should contact the local domestic abuse program by phone as soon as possible on all arrest situations and provide the name and address of the victim and a brief factual account of events associated with the action. This section shall not apply if prohibited by the Minnesota Government Data Practices Act (MN Statutes, Section 13.82, subd. 10).

3F. CHILDREN.

1. **Child Victims:** If a child is present at the scene of a domestic call or is the victim of domestic abuse, the peace officer should determine whether the child has been subjected to physical abuse, sexual abuse, or neglect, and comply with the requirements of MN Statutes, Section 626.556, Reporting of Maltreatment of a Minor. The officers shall also attempt to verify whether there has been an Order for Protection (MN Statutes, Section 260C.201). If the child **has been injured**, the officer should escort the child to the nearest hospital for treatment.

3G. REPORTS AND FORMS.

1. **Written Report:** Peace officers shall make a report after responding to a domestic call. If the officer did not arrest or seek an arrest warrant even though arrest was authorized, a detailed explanation of the reasons for the officer's decision not to arrest must be documented. The report should include the following:
 - detailed statements from the victim, suspect and witnesses;
 - description of injuries;

- information about past abuse;
- description of the scene;
- primary aggressor;
- existence of language barriers;
- presence of elderly victims or those with disabilities; and
- documentation of evidence.

3H. FURTHER INVESTIGATION.

1. A domestic call shall be turned over to the appropriate investigator for further follow-up if appropriate. If there is an arrest, the investigator shall determine the defendant’s criminal record, and if there is evidence of a previous conviction, the peace officer should advise the prosecutors of any enhanced criminal sanctions which may be available.

2. Notwithstanding the fact that the officer has decided not to arrest one of the participants in the domestic call, the peace officer shall thoroughly document all relevant information in the report and shall refer the report to the appropriate prosecutor for review and consideration of criminal charges.

SECTION. 4. ENHANCEMENTS TABLE.

ENHANCEMENTS TABLE

Conviction means a plea of guilty or verdict of guilty accepted by the court (Minn. Stat. § 609.02, subd. 5).

Discharge from Offense means the time between conviction and the end of 5 years following discharge from sentence for that offense.

QDVRO means a “Qualified Domestic Violence Related Offense” which includes a violation of or an attempt to violate a domestic abuse order for protection; first or second-degree murder; first through fifth-degree assault; domestic assault; female genital mutilation; domestic assault by strangulation; first through fourth-degree criminal sexual conduct; malicious punishment of a child; terroristic threats; violation of harassment restraining order; stalking; interference with an emergency call; and violation of domestic abuse no contact order (DANCO); and similar laws of other states, the United States, the District of Columbia, tribal lands, and United States territories. (Minn. Stat. 609.02, subd. 16)

| Offense | Victim of Offense | Time Limit | Prior Conviction | Offense Level |
|----------------|--------------------------|--|-------------------------|----------------------|
| Assault 5 | Same Victim | w/in 10 years of conviction | QDVRO | Gross Misdemeanor |
| | | w/in 10 years of discharge of 1 st of 2 or more convictions | QDVRO | Felony |
| | Any Victim | w/in 3 years of | QDVRO | Gross |

| | | | | |
|---|---|--|--|-------------------|
| | | conviction | | Misdemeanor |
| | | w/in 3 years of 1 st of 2 or more convictions | QDVRO | Felony |
| Domestic Assault | Family/Household Member (as defined in Minn. Stat. 518B.01, subd. 2.) | w/in 10 years of conviction | QDVRO | Gross Misdemeanor |
| | | w/in 10 years of 1 st of 2 or more convictions | QDVRO | Felony |
| Malicious Punishment | Any Victim | w/in 5 years of discharge | Assault 1-5, Domestic Assault, Malicious Punishment, Criminal Sexual Conduct 1-4, or Terroristic Threats | Felony |
| Violation of Order for Protection or Harassment Restraining Order | Any Victim | w/in 10 years of conviction | QDVRO | Gross Misdemeanor |
| | | w/in 10 years of discharge of 1st of 2 or more convictions | QDVRO | Felony |
| Stalking | Any Victim | w/in 10 years of conviction | QDVRO | Felony |
| | | | | |

SECTION 5. REPOSSESSIONS.

In many commercial transactions, the buyer of personal property does not immediately become the absolute owner until he/she has made full payment. Title to the property remains in the name of the seller. If the buyer defaults in his/her payment, the seller may repossess the property. Often, contained in the sales contract, is an agreement to repossession of the property by the seller without judicial process. However, the seller must make repossession without breaching the peace. If this is not possible, they must then precede by court action.

Officer encountering a situation where there is conflict or disagreement they should:

- a. Advise person attempting to repossess property, without the aid of judicial process, that they will be civilly or criminally liable for their negligence or mistake.
- b. Refrain from giving legal advice in the matter, except with regard to criminal violations. Police officers do NOT enforce or INTERPET contracts between private parties except when they are directed to do so by law.

- c. Take necessary enforcement action for any attempted criminal violations, including breaches of peace, by either of the parties.

SECTION 6. LANDLORD –TENANT DISPUTES.

When a landlord has a problem evicting a holdover tenant or a tenant who is behind in their rent payments, officers should advise the landlord to obtain a court order rather than restoring to self-help. Officers should NOT give either party an opinion as to which one is correct. Those involved should be advised to consult with their own private attorneys. When a landlord or tenant is in violation of criminal law, officer may make an arrest or charge the guilty party.

SECTION 7. LANDLORD'S SEIZURE OF TENANT'S PROPERTY.

In the absence of a court order, a landlord has no lawful authority to take possession of a tenant's personal property. A court order is required even where the tenant has fallen behind in their rent payments or has remained on the property after their lease has expired. The landlord must seek judicial relief and obtain a court order. An unlawful detainer hearing in County Court is the only recourse for removing tenants. Unlawful ouster or exclusion is a misdemeanor and the landlord should be so advised.

SECTION 8. INNKEEPER'S LIEN.

Minnesota Statute 327.76, states an innkeeper (hotel/motel) shall have a lien upon the valuables, baggage or other property of a guest brought into their hotel/motel for the proper charges due to their account of the guests accommodations, board, room and lodging, for all money paid out for or advanced to the guest, for extras furnished to the guest at the guest's written request, and for the cost of enforcing the lien.

SECTION 9. OVERSTAYING HOTEL/MOTEL GUESTS

Minnesota Statute, 327.72, states a guest who intentionally continues to occupy an assigned room in a hotel/motel beyond the scheduled date and without the prior written approval of the innkeeper, shall be deemed to be a trespasser.