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State of Minnesota

HOUSE OF REPRESENTATIVES

NINETY-FOURTH SESSION

H. F. No. 2614

03/20/2025 Authored by Mekeland, Bahner and Rehrauer
The bill was read for the first time and referred to the Committee on Elections Finance and Government Operations
03/05/2026 Adoption of Report: Amended and re-referred to the Committee on Housing Finance and Policy

1.1 A bill for an act
1.2 relating to local government; prohibiting certain governing bodies from requiring
1.3 or incentivizing creation of homeowners associations; prohibiting certain governing
1.4 bodies from requiring terms not required under state law in homeowners association
1.5 documents; proposing coding for new law in Minnesota Statutes, chapter 515B.

1.6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.7 Section 1. [515B.5-101] LOCAL GOVERNMENT REGULATIONS.

1.8 Subdivision 1. Definition. For purposes of this section, "local government" means a
1.9 county; a municipality as defined in section 462.352, subdivision 2; a joint planning board;
1.10 or a public corporation, including the Metropolitan Council.

1.11 Subd. 2. Prohibited regulations. Except as required by state or federal law or rule, a
1.12 local government must not condition approval of a residential building permit or conditional
1.13 use permit, residential subdivision development or residential planned unit development,
1.14 or any other permit related to residential development on the:

1.15 (1) creation of a homeowners association;

1.16 (2) inclusion of any service, feature, or common property necessitating a homeowners
1.17 association, unless requested by the developer;

1.18 (3) inclusion of any terms in a homeowners association declaration, bylaws, articles of
1.19 incorporation, or any other governing document; or

1.20 (4) adoption or revocation of, or amendment to, a rule or regulation governing the
1.21 homeowners association or its members.

1.22 Subd. 3. Exemptions. Nothing in this section prohibits:

- 2.1 (1) a local government from requiring the maintenance or insurance of common elements;
- 2.2 or
- 2.3 (2) a project applicant from providing an easement to access public infrastructure.
- 2.4 **EFFECTIVE DATE.** This section is effective January 1, 2027.