

# Housing Conference Committee

## Comparison Summary of House File 1411 (H1411-2) / Senate File 203 (UEH1141-1)

Revisor Page	HOUSE		SENATE	Comparison	Summary
	Art.	Sections	Sections		
R6	3	1	-	House only	Limits when and how much the Minnesota Housing Finance Agency (MHFA) may retain administrative expenses from state appropriations. Allows administrative retentions only when MHFA income from investing state appropriations is insufficient to pay administrative costs, limited to the amount by which those costs exceed state appropriations. Requires notice to chairs and ranking minority members of legislative housing committees prior to retaining part of a state appropriation for administrative costs.
R7	3	2	18	Different	House modifies a provision requiring that MHFA periodically distribute the income it earns from investing state appropriations to require instead that it annually use the money in the manner established elsewhere in the House bill. House requires notice prior to transferring balances between appropriated accounts. Senate inserts clarifying language to state that the agency shall establish separate accounts for money appropriated to the housing development fund and made available for the purposes of the housing development fund.
R7-R8	3	3	19	Different	House and Senate modify an operating costs report to require more specific information on operating costs attributable to operating programs receiving state appropriations. Senate requires reporting on FTEs and updates references to legislative committees whose chairs and ranking members receive the reports. House retitles the report as a housing development fund report and requires reporting on various MHFA fiscal activities and various amounts in the housing development fund.
R8-R9	3	4	-	House only	Requires MHFA to spend an amount of income from its investing state appropriations each year, with that amount equal to the amount of investment income it holds at the end of the prior fiscal year, less the amount of investment income that it needed for administrative costs. Requires MHFA to use income for the purposes of the appropriations from which it derived that income, except in years where it would be impracticable to issue a request for proposals for those purposes.
R9	3	5	21	Different	House strikes language relating to earnings from investment of state appropriations being appropriated to the agency for the purposes of the original appropriations after payment of costs of operating programs under the

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					chapter of law providing for MHFA activities. Senate modifies the stricken sentence to allow earnings to pay for the costs of administering only the appropriation that generated the earnings. Senate also strikes obsolete language.
R9	3	6	22	Similar	Requires MHFA to notify chairs and ranking minority members of legislative housing committees prior to transferring balances between state appropriated programs. Senate requires that the notice be written and include a statement as to the amount and to the timing of and reason for the transfer. Senate requires that the report be submitted to the Legislative Reference Library.
R9-R10	3	7	28	Same	House and Senate insert a lived-experience engagement exemption in the MHFA chapter that would exempt such income from being included in determining eligibility for public assistance. The section defines “lived-experience engagement” as when the agency seeks advice from individuals who have experienced housing instability.
R10	-	-	1	Senate only	Adds definitions of “greater Minnesota” and “metropolitan area” to the Minnesota housing tax credit section.
R10-R11	-	-	2	Senate only	Requires that 50 percent of Minnesota housing tax credits are allocated for qualified projects in greater Minnesota, through September 30 of each year. Any amount not allocated by September 30 is made available for credit applications for contributions to other qualified projects statewide beginning on October 1.
R11	-	-	3	Senate only	Makes a technical clarification to the definition of “representative acting on behalf of residents” in the manufactured home parks chapter and states that a homeowner can indicate support for proposing a purchase agreement by signing a document or petition.
R11-R12	-	-	4	Senate only	Specifies that a fee for a delinquent rent payment in a manufactured home park may not exceed eight percent of the delinquent rent payment and requires park owners to provide a receipt to residents who make payments in cash.
R12	-	-	5	Senate only	States that residents of a manufactured home park may not be charged for utility repairs provided in response to reports of interruptions in utility service.
R12	-	-	6	Senate only	Adds a new subdivision to the utility charges section of the manufactured home park statutes requiring itemized billing for residents.

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R12	-	-	7	Senate only	Inserts a new section in the manufactured home park chapter requiring that park owners allow utility providers access to a park for utility repair work and allows a resident to provide access for these purposes.
R12-R13	-	-	8	Senate only	Requires manufactured home park owners to manage trees so they do not become a safety hazard.
R13	-	-	9	Senate only	States that when a manufactured home park owner issues the required 60 days' written notice of a rent increase, the notice must include the reason for the increase.
R13	-	-	10	Senate only	Limits the number of rent increases in a manufactured home park to once per year, requires rent increases to be reasonable, describes how to determine if a rent increase is reasonable, and states that rent increases approved by a resident-owned cooperative are presumed to be reasonable.
R13-R14	-	-	11	Senate only	Inserts a new section in the manufactured home park chapter relating to digital payment platforms for rent, fees, and other charges. The section defines alternative means of payment, digital payment platform, and electronic funds transfer. It requires park owners to provide residents with an alternative means of payment if a digital payment platform is an option and prohibits the charging of fees for any payment option. The section also specifies the information that must be included in a digital payment platform and requires the park owner to provide a telephone number to call if difficulties arise with any payment method. Finally, the section prohibits a park owner from taking action against a resident if payment is late due to issues with the functionality of a payment method. If a park owner violates this section, the court must dismiss the eviction action and award the resident reasonable fees and appropriate relief.
R14-R19	-	-	12	Senate only	Modifies the notice of unsolicited sale section of the manufactured home park chapter so the new heading reads "notice and opportunity to purchase." Under the revised section, before accepting an offer for sale of a park, an owner must give 60 days' written notice to residents and to MHFA stating the price, terms, and conditions of the sale. Within the 60-day notice period, a representative acting on behalf of residents may request a copy of the offer to sell, lease, or transfer the manufactured home park; a park owner may designate some of the information as confidential and specify a list of individuals who can review the information. Residents may submit an offer to purchase a park, and the park owner must explain the reasoning if an offer is rejected. A park owner may record an affidavit with the county recorder attesting that the park owner has complied with this section. The section requires all transactions to be conducted in good faith, states the presumption of validity if there is a

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					challenge to petition signatures, and requires MHFA to maintain a list of nonprofit organizations who wish to receive notices about park sales and make the list publicly available.
R19	-	-	13	Senate only	Modifies eviction proceedings in manufactured home parks to allow a stay of writ of recovery to be issued when a resident is organizing an in-park sale.
R19	-	-	14	Senate only	Adds a new subdivision in the manufactured home park eviction proceedings section to allow a court to stay a writ for up to 30 days with good cause and specifies that this would not apply if the resident had engaged in antisocial behavior.
R19	-	-	15	Senate only	Specifies the liabilities that a park owner faces for violations of the manufactured home park lot rentals chapter.
R20	-	-	16	Senate only	Modifies the MHFA board meetings section to allow meetings to be conducted by interactive technology, requires the agency to live stream and record meetings, and requires the agency to post the recordings online.
R20-R21	-	-	17	Senate only	Modifies the subdivision relating to money in the housing development fund to include moneys transferred into the fund and adds a paragraph stating that any moneys appropriated to the agency that are not for the purposes of the housing development fund are subject to cancellation if not spent.
R21	-	-	20	Senate only	Inserts a new section for the capacity building grants, which is currently subdivision 3b of the housing development fund uses in section 462A.21 and is being repealed in Senate section 34.
R21-R22	-	-	23	Senate only	Limits rental increases for units rented by a resident 65 years of age or over in housing projects awarded low-income housing tax credits to the percent change in the Consumer Price Index for all urban consumers.
R22	-	-	26	Senate only	Modifies eligible projects for the greater Minnesota infrastructure grant program to require that a project be located outside of the metropolitan area and to include projects funded with the workforce housing development program and the workforce and affordable homeownership development program.
R22-R23	-	-	27	Senate only	Modifies the eligible recipients for grants and loans appropriated from the Minnesota housing tax credit contribution account so projects that also receive funding under the workforce housing development program are not subject to household income limits.

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R23-R24	-	-	29	Senate only	Modifies the definition of “aggregate bond limitation” in the Minnesota Bond Allocation Act in chapter 474A of the statutes. These tax-exempt private activity bonds (PABs) are issued by Minnesota Management and Budget to finance residential rental developments that are also funded with low-income housing tax credit allocations. As currently defined, up to 55 percent of the aggregate basis of a housing project can be PABs. This section would lower this amount to either 30 percent of the aggregate basis or if the project is also funded with supportable permanent amortizing debt, up to 40 percent.
R24	-	-	30	Senate only	States that a residential tenant or owner has the right to display the National League of Families POW/MIA flag, the flag of any branch of the United States Armed Forces, or a Blue Star Service flag or a Gold Star Service flag, and no ordinance, deed restriction, or homeowners association rules can limit this right.
R24-R26	-	-	31	Senate only	Prohibits private equity ownership of single-family homes. The provision defines terms, including family entity, homestead, private equity company, real estate investment trust, single-family home, and substantial rehabilitation. The prohibition does not apply to a natural person who acquires an ownership interest in a home with homestead tax classification. The section states that a civil penalty of \$100,000 per violation applies if the section is violated, and all penalties are deposited into the workforce and affordable homeownership account. Enforcement may be provided by the attorney general.
R26	-	-	32	Senate only	Updates a rider statute reference to reflect the changes in Senate section 20.
R26-R28	-	-	33	Senate only	Establishes a task force on housing taxes and fees to analyze the impact of taxes and fees on the cost of housing and to report to the legislature by February 15, 2027.
R28	3	8	34	Different	House repeals the other agency purposes subdivision in the housing development fund use section; Senate repeals the manufactured home park notice of sale section and subdivisions in the housing development fund use section relating to capacity building grants, other agency purposes, rental housing, and full cycle home ownership services.