

Subject Minnesota Starter Home Act

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Overview

This bill, which is entitled the “Minnesota Starter Home Act,” establishes land use requirements and procedures for municipalities. Comprehensive plan provisions are also modified.

Summary

Section	Description
1	Title. Titles the bill as the “Minnesota Starter Home Act.”
2	Comprehensive plan amendment exemption. Provides that comprehensive plan amendments are not required before December 31, 2029, for changes to municipal zoning controls articulated in section 3.
3	Adoption by governing body. Requires a resolution to amend or adopt a comprehensive plan to be approved by a simple majority of all the members of the governing body of a municipality. Current law requires a supermajority vote of 2/3 of the members, except for amendments permitting affordable housing developments. Conforming change removing language requiring a simple majority vote threshold for affordable housing development.
4	[462.3572] Starter home and new housing options authorized. This section establishes land use requirements and procedures for municipalities. Subd. 1. Definitions. Defines the following terms for the purposes of the section: “accessory dwelling unit,” “applicant,” “duplex,” “minimum parking mandate,” “request,” “residential unit,” “single-family dwelling,” and “townhouse.” Subd. 2. Residential housing types authorized. Requires single-family dwellings and duplexes to be a permitted use in any zoning district that permits a

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	residential use. Accessory dwelling units and townhouses are a permitted use in residential zoning districts, with some conditions. Requires compliance with standards, performance conditions, or requirements imposed for the general welfare. Clarifies that residential development prohibited by state or federal law or rule protecting certain environmental or historic areas is not authorized by this section.
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Subd. 3. Required standards. Provides a number of standards and limitations to the residential buildings permitted under subdivision 2, including minimum lot sizes, the number of residential units authorized on a lot, setback maximums, aesthetic requirement restrictions, minimum parking prohibitions, and homeowners association limitations.

Subd. 4. Administrative approvals. Requires a municipality to establish and follow an administrative process in accordance with the procedures of the 60-day rule. Authorizes requirements for approval of a request, including alignment with land use plans and regulations, mitigation of health and safety risks, and holding a community meeting. A municipality must provide a development agreement to the applicant no less than three days in advance of a final plat approval or approval of a request.

Subd. 5. Official controls; limitations. Prohibits a municipality from using official controls to prohibit the application of the section.

Subd. 6. Interim ordinance. Prohibits a municipality from enacting an interim ordinance to delay or prohibit the application of the section.

Effective January 1, 2026.



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