



March 2, 2026

**Re: HF 2614 (Mekeland) Common Interest Communities and Homeowners Associations**

Chair Quam, Chair Freiberg and members of the House Elections Finance and Government Operations Committee:

The League of Minnesota Cities appreciates the opportunity to provide comments on HF 2614, which includes one section from a larger suite of policy recommendations of the Legislative Working Group on Common Interest Communities and Homeowners Associations. Homeowner associations (HOAs) when effectively run are important aspects of residential development and property management that ensure management of private common area property, provide services, amenities, and facilities, and set and enforce community rules.

It is important to note that while cities may seek to ensure private common area property in a development is properly managed by those benefiting from the common property, cities do not have the legal authority to directly mandate the establishment of HOAs nor do cities have oversight over HOA covenants, conditions, and restrictions or governance. There are also areas in statute including Minn. Stat. 515B that requires ownership associations for Common Interest Communities (CICs).

We appreciate the conversations with Representative Mekeland and others who have worked on recommendations from the legislative working group. We also acknowledge and appreciate the DE 1 amendment as it includes several of the League's recommendations to improve the language and more closely align the language in this bill with several other bills addressing this topic. As this committee considers this topic, we urge the committee to avoid advancing language that prevents the ability of a city to ensure that private common area property is adequately managed. While the language is improved, we continue to have concerns that the language may result in cities being forced to manage property in a development that should be private property, which could increase costs to the city and taxpayers. Lastly, the provisions in this bill are currently being negotiated and considered in the context of the Yes to Homes zoning and land use reform legislation as well as SF 1750, which is already making its way through the committee process and we prefer to continue the work in the context of one bill rather than having similar language moving in several separate bills.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Daniel Lightfoot'.

Daniel Lightfoot  
Senior Intergovernmental Relations Representative  
League of Minnesota Cities