



SF 2229 / HF1987: Minnesota Starter Home Act

Target: New Subdivisions and Empty Lots

This bill aims to make starter homes an option again for Minnesota families and allow more home choices in both new and existing communities. It would allow smaller lots, duplexes, ADUs, and townhomes in residential zones. The bill also establishes a process for administrative approvals, ensuring local governments review and approve projects within a reasonable timeframe. Guardrails are established to guarantee that these new homes can be built in practice—not just on paper—and prohibits exclusionary practices.

SF 2231 / HF 2140: Increased Housing Options Act

Target: Under Housed Existing Communities

This bill will require cities to allow more home choices—duplexes, triplexes, fourplexes, and townhomes—near important commercial corridors with community amenities. It allows cities to choose where to direct more homes to be built to encourage more housing in places people live, work, and play. Cities will allow these home types through administrative approval processes, with minimum standards in place to guarantee these new homes can be built.

SF 2286 / HF 2018: Transforming Downtowns Act

Target: Allowing apartments and condos near employment

This bill permits condos, apartments, and mixed-use developments in commercial zones through administrative approval, following a set timeframe. Allowing more homes near jobs will help revitalize old office buildings and underused strip malls, while enabling more people to live close to jobs. Guardrails are established to guarantee these new homes are not just allowed on paper but can be built in practice, and exclusionary practices are banned.

These first 3 bills also:

- Allow for up to 1 hearing for most administrative approval processes legalized in the bill.
- Streamlines the approval of new housing and the implementation of all passed reforms by providing local governments a holiday on comprehensive plan amendments until the 2050 Comprehensive Plans in 2030. At the request of local government partners, the procedure to change a comprehensive plan is reduced to a simple majority, not a super-majority.

SF 1268 / HF 1309: People Over Parking Act 2025

This bill builds off amendments to 2024's proposed parking reform bill and focuses on lifting parking mandates across the state. Parking reform is one of the central land use reforms that not only increases affordability but also addresses the supply shortage. Property owners will determine how much paved parking is required for the use of the property.

HF 2013: Freedom in Home Design Act

This bill seeks to increase affordability by addressing a common exclusionary zoning tactic: aesthetic requirements - the mandated use of luxury products or other premium upgrades as the minimum construction standard. The state building code will still be in effect, preserving regulations related to safety, durability, or energy-efficiency.

Condo Defect Reform

At the request of cities, modernize the Condo Defect Laws in Minnesota to address the challenges of insuring condo construction and liability which is preventing ownership options in multi-family housing. This will also reduce the legal risk of building townhomes.

Ending Exclusionary Zoning Act

Reform Minnesota's land planning laws to explicitly ban exclusionary zoning practices. Creates performance standards to ensure cities can plan appropriately without relying on the policies that have exacerbated the housing shortage.