Important Notice: This fiscal note is Classified as Nonpublic Data under Minn. Stat. 13.64 Subd. 3(b)

Important Notice: This fiscal note on unofficial draft legislation was requested by or on behalf of a member of the legislature who directed that it be classified under Minn. Stat. 13.64 Subd. 3 (b). Until the conditions outlined in this statute have been met, the existence and contents of this fiscal note remain classified as Nonpublic data.

Fiscal Note **2025-2026 Legislative Session**

HF9111 - 0 - Private Equity Owner. of Single-Family Home Prohib

Chief Author:	**Unknown Author**
Commitee:	**Unknown Committee**
Date Completed:	**3/4/2026 11:24:18 AM**
Agency:	Attorney General

State Fiscal Impact	Yes	No
Expenditures	X	
Fee/Departmental Earnings		X
Tax Revenue		X
Information Technology		X

Local Fiscal Impact		X

This table shows direct impact to state government only. Local government impact, if any, is discussed in the narrative.
Reductions shown in the parentheses.

State Cost (Savings)		Biennium		Biennium	
Dollars in Thousands	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**
General Fund	-	-	219	219	219
Total	**-**	**-**	**219**	**219**	**219**
Biennial Total			**219**		**438**

Full Time Equivalent Positions (FTE)		Biennium		Biennium	
	FY2025	**FY2026**	**FY2027**	**FY2028**	**FY2029**
General Fund	-	-	1	1	1
Total	**-**	**-**	**1**	**1**	**1**

LBO Analyst's Comment

I have reviewed this fiscal note for reasonableness of content and consistency with the LBO's Uniform Standards and Procedures.

This is a classified unofficial fiscal note request. If identical language to that which the classified fiscal note was based upon is made available for consideration by the legislature, the fiscal note is considered public data. The LBO will process requests for copies of the classified fiscal note if the note is considered public data, and/or will process new requests for a regular fiscal note on the introduced language. If the language is offered for consideration by the legislature, it is recommended that a new request for a regular fiscal note be made so that the most updated and complete information on the fiscal effect can be made available.

LBO Signature: Chloe Burns **Date:** 3/4/2026 11:24:18 AM
Phone: 651-297-1423 **Email:** chloe.burns@lbo.mn.gov

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State Cost (Savings) Calculation Details
This table shows direct impact to state government only. Local government impact, if any, is discussed in the narrative. Reductions are shown in parentheses.
*Transfers In/Out and Absorbed Costs are only displayed when reported.

State Cost (Savings) = 1-2		Biennium		Biennium	
Dollars in Thousands	FY2025	FY2026	FY2027	FY2028	FY2029
General Fund	-	-	219	219	219
Total	**-**	**-**	**219**	**219**	**219**
Biennial Total			**219**		**438**
1 - Expenditures, Absorbed Costs*, Transfers Out*					
General Fund	-	-	219	219	219
Total	**-**	**-**	**219**	**219**	**219**
Biennial Total			**219**		**438**
2 - Revenues, Transfers In*					
General Fund	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**
Biennial Total			**-**		**-**

Bill Description

This bill prohibits private equity companies from having direct or indirect ownership interests in a single-family home.

Assumptions

This bill prohibits private equity entities purchasing or acquiring direct or indirect ownership interests in single-family homes as of the effective date. It explicitly provides for Attorney General enforcement under 8.31. The Office has experience with such ownership structures: for over three years the Attorney General litigated an enforcement action against a private equity firm that had indirect ownership of hundreds of single-family homes in a manner that systematically violated state law. We do not assume that entities will violate this bill but in light of the Office's experience litigating this topic, it will require resources if the law is violated. Private equity ownership of single-family homes has declined over the past few years as companies divest from the Minnesota rental market due to focused law-enforcement actions. However, entities may re-enter the market and the ones that currently hold real estate in Minnesota may look to acquire more single-family homes, necessitating enforcement of this new law. Based on our experience with the litigation mentioned previously, we estimate that the Office would expend a half AAG FTE per fiscal year and a half legal assistant (investigator/other staff) FTE per fiscal year.

Expenditure and/or Revenue Formula

	Hourly billing rate	# of Hours	FY27	FY28	FY29	FY30
Attorney	$178	750	$133,500	$133,500	$133,500	$133,500
Legal Assistant (Investigator/other non-attorney staff) $114/hour	$114	750	$85,500	$85,500	$85,500	$85,500
bookmark://other						

Totals	$292	1500	$219,000	$219,000	$219,000	$219,000

Long-Term Fiscal Considerations

n/a

Local Fiscal Impact

n/a

References/Sources

n/a

Agency Contact: Laura Sayles

Agency Fiscal Note Coordinator Signature: Laura Capuana **Date:** 3/4/2026 11:02:37 AM

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