# Why HF 1350 Hurts Homebuyers and Renters
## HF 1350 (Boldon)

### Bill Description
Minnesota law currently gives cities (and counties) the ability to impose park dedication requirements on all new developments, whether residential or commercial.  The cities of Minneapolis and St. Paul were recently given special authority to levy park fees.  The statute already gives all Minnesota cities broad authority in this area, provided the collected fees are used for new park facilities pursuant to an established park plan.  Park fees are supposed to be calculated based on the value of the property before it is subdivided.

### Housing Cost Impact
HF 1350 will increase housing costs. Park dedication fees, open space requirements, trail fees, and park enhancement fees are common requirements placed upon new housing developments. These fees can cost up to $10,000 per home or unit. Some cities require multiple park contributions, including fees, land dedications, trail fees, and neighborhood construction of facilities – all on a single housing development. *These fees are all paid for by homeowners and renters*.

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*Concerns*

| **No Deadline** | **No Nexus** | **Double Dip** |
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| There does not appear to be an end date by which the city needs to use the fees it collects. | The collected park fees could be set aside for park creation with no connection to the new development. | There is the potential for the same parcel of land that paid park dedication fees in the past to be forced to pay yet again. |

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### Why HF 1350 Makes Housing Affordability Challenges Worse

Minnesota has the worst housing affordability in the Midwest, our inventory of homes is among the worst in the country, and our housing equity gap is one of the largest in the U.S. The only fix for this is a sustained surge of newly built homes and apartments, primarily those priced at modest price points. Allowing increased park fees takes our housing market in the wrong direction, when we should be lifting affordability roadblocks, not adding them.  **VOTE NO on HF1350**

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