

1.1 Freiberg and Quam from the Committee on Elections Finance and Government Operations
1.2 to which was referred:

1.3 H. F. No. 2614, A bill for an act relating to local government; prohibiting certain
1.4 governing bodies from requiring or incentivizing creation of homeowners associations;
1.5 prohibiting certain governing bodies from requiring terms not required under state law in
1.6 homeowners association documents; amending Minnesota Statutes 2024, section 394.25,
1.7 by adding a subdivision; proposing coding for new law in Minnesota Statutes, chapter 462.

1.8 Reported the same back with the following amendments:

1.9 Delete everything after the enacting clause and insert:

1.10 "Section 1. **[515B.5-101] LOCAL GOVERNMENT REGULATIONS.**

1.11 Subdivision 1. **Definition.** For purposes of this section, "local government" means a
1.12 county; a municipality as defined in section 462.352, subdivision 2; a joint planning board;
1.13 or a public corporation, including the Metropolitan Council.

1.14 Subd. 2. **Prohibited regulations.** Except as required by state or federal law or rule, a
1.15 local government must not condition approval of a residential building permit or conditional
1.16 use permit, residential subdivision development or residential planned unit development,
1.17 or any other permit related to residential development on the:

1.18 (1) creation of a homeowners association;

1.19 (2) inclusion of any service, feature, or common property necessitating a homeowners
1.20 association, unless requested by the developer;

1.21 (3) inclusion of any terms in a homeowners association declaration, bylaws, articles of
1.22 incorporation, or any other governing document; or

1.23 (4) adoption or revocation of, or amendment to, a rule or regulation governing the
1.24 homeowners association or its members.

1.25 Subd. 3. **Exemptions.** Nothing in this section prohibits:

2.1 (1) a local government from requiring the maintenance or insurance of common elements;

2.2 or

2.3 (2) a project applicant from providing an easement to access public infrastructure.

2.4 **EFFECTIVE DATE.** This section is effective January 1, 2027."

2.5 Correct the title numbers accordingly

2.6 With the recommendation that when so amended the bill be re-referred to the Committee
2.7 on Housing Finance and Policy.

2.8 This Committee action taken March 2, 2026

2.9 Co-Chair

2.10 Co-Chair