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**ARTICLE 1**

1.15

**HOUSING APPROPRIATIONS**

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Section 1. Laws 2025, chapter 32, article 1, section 2, subdivision 1, is amended to read:

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Subdivision 1. <b>Total Appropriation</b>	<b>\$</b>	<b>101,148,000</b>	<b>\$</b>	<b>82,798,000</b>
				<b><u>103,098,000</u></b>

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(a) The amounts that may be spent for each purpose are specified in the following subdivisions.

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(b) Unless otherwise specified, the appropriations for the programs in this section are appropriated and made available for the purposes of the housing development fund. Except as otherwise indicated, the amounts appropriated are part of the agency's permanent budget base.

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Sec. 2. Laws 2025, chapter 32, article 1, section 2, subdivision 3, is amended to read:

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Subd. 3. <b>Workforce Housing Development</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b><u>22,000,000</u></b>
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(a) This appropriation is for the greater Minnesota workforce housing development program under Minnesota Statutes, section 462A.39. If requested by the applicant and approved by the agency, funded properties may include a portion of income- and rent-restricted units. Funded properties may include owner-occupied homes.

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(b) The base for this program in fiscal year 2028 and beyond is \$2,000,000.

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Sec. 3. Laws 2025, chapter 32, article 1, section 2, subdivision 15, is amended to read:

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Subd. 15. <b>Homeownership Education, Counseling, and Training</b>	<b>857,000</b>	<b>857,000</b>	<b><u>1,007,000</u></b>
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(a) This appropriation is for the homeownership education, counseling, and

2.21 training program under Minnesota Statutes,  
2.22 section 462A.209.

2.23 (b) The base for this program in fiscal year  
2.24 2028 and beyond is \$857,000.

2.25 Sec. 4. Laws 2025, chapter 32, article 1, section 2, is amended by adding a subdivision to  
2.26 read:

2.27 Subd. 21. Minnesota Nice HomeShare -0- 150,000

2.28 (a) This appropriation is for the Minnesota  
2.29 Nice HomeShare pilot program. This is a  
2.30 onetime appropriation.

3.1 (b) The commissioner of the Minnesota  
3.2 Housing Finance Agency must establish and  
3.3 administer the Minnesota Nice HomeShare  
3.4 pilot program to award a grant under this  
3.5 section. The commissioner shall award a grant  
3.6 for assisting seniors in the counties of Lake,  
3.7 St. Louis, and Washington to reduce living  
3.8 expenses by matching seniors who own homes  
3.9 with spare rooms to adults in need of  
3.10 affordable housing. For the purposes of this  
3.11 section, "senior" means a person 55 years of  
3.12 age or older. The commissioner may partner  
3.13 with the Arrowhead Area Agency on Aging  
3.14 or organizations that advocate for seniors to  
3.15 promote the program.

3.16 (c) A grantee must:

3.17 (1) assist hosts and renters over the telephone,  
3.18 through a text chat function or by video;

3.19 (2) collect and process rental payments from  
3.20 renters and distribute payments to hosts in a  
3.21 timely manner;

3.22 (3) protect the private information and data of  
3.23 hosts and renters;

3.24 (4) conduct background checks on hosts and  
3.25 renters, including contacting at least two  
3.26 references for each host and renter;

3.27 (5) acquire from renters employment  
3.28 verification or proof of school enrollment; and

3.29 (6) review and process all applications.

3.30 **Sec. 5. RETURN OF UNUSED TAX-FORFEITED SETTLEMENT**  
3.31 **APPROPRIATION; CANCELLATION; APPROPRIATION.**

3.32 Subdivision 1. Return of funds. Notwithstanding Laws 2024, chapter 113, section 1,  
3.33 subdivision 5, on June 29, 2026, the claims administrator appointed under Laws 2024,  
4.1 chapter 113, to settle litigation related to the state's retention of tax-forfeited lands, surplus  
4.2 proceeds from the sale of tax-forfeited lands, and mineral rights in those lands, must return  
4.3 to the commissioner of management and budget the amount of the appropriation under Laws  
4.4 2024, chapter 113, section 1, subdivision 5, that is not needed to settle claims under Laws  
4.5 2024, chapter 113.

4.6 Subd. 2. Cancellation. The commissioner of management and budget must cancel the  
4.7 amount received under subdivision 1 to the general fund within one day of the receipt of  
4.8 the funds.

4.9 Subd. 3. Appropriation. The amount canceled under subdivision 2 is appropriated in  
4.10 fiscal year 2027 to the commissioner of the Minnesota Housing Finance Agency for the  
4.11 family homeless prevention and assistance program under Minnesota Statutes, section  
4.12 462A.204. This appropriation is onetime and is made available for the purposes of the  
4.13 housing development fund. Notwithstanding procurement provisions outlined in Minnesota  
4.14 Statutes, section 16C.06, subdivisions 1, 2, and 6, the agency may award grants to existing  
4.15 program grantees.

4.16 **EFFECTIVE DATE.** This section is effective the day following final enactment.

4.17 **Sec. 6. TRANSFER.**

4.18 On or before June 29, 2026, the commissioner of management and budget must transfer  
4.19 \$22,300,000 to the general fund from the housing development fund from the aggregated  
4.20 earnings from investments of state appropriations made pursuant to Minnesota Statutes,  
4.21 section 462A.20, subdivision 3. This is a onetime transfer.

4.22 **EFFECTIVE DATE.** This section is effective the day following final enactment.

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**ARTICLE 2**

**HOUSING INFRASTRUCTURE BONDS**

Section 1. Minnesota Statutes 2024, section 462A.37, is amended by adding a subdivision to read:

Subd. 2l. **Additional authorization.** In addition to the amount authorized in subdivisions 2 to 2k and 3a, the agency may issue up to \$100,000,000 in one or more series to which the payments under this section may be pledged.

**EFFECTIVE DATE.** This section is effective the day following final enactment.

Sec. 2. Minnesota Statutes 2025 Supplement, section 462A.37, subdivision 5, is amended to read:

**Subd. 5. Additional appropriation.** (a) The agency must certify annually to the commissioner of management and budget the actual amount of annual debt service on each series of bonds issued under this section.

(b) Each July 15, beginning in 2015 and through 2037, if any housing infrastructure bonds issued under subdivision 2a, or housing infrastructure bonds issued to refund those bonds, remain outstanding, the commissioner of management and budget must transfer to the housing infrastructure bond account established under section 462A.21, subdivision 33, the amount certified under paragraph (a), not to exceed \$6,400,000 annually. The amounts necessary to make the transfers are appropriated from the general fund to the commissioner of management and budget.

(c) Each July 15, beginning in 2017 and through 2038, if any housing infrastructure bonds issued under subdivision 2b, or housing infrastructure bonds issued to refund those bonds, remain outstanding, the commissioner of management and budget must transfer to the housing infrastructure bond account established under section 462A.21, subdivision 33, the amount certified under paragraph (a), not to exceed \$800,000 annually. The amounts necessary to make the transfers are appropriated from the general fund to the commissioner of management and budget.

(d) Each July 15, beginning in 2019 and through 2040, if any housing infrastructure bonds issued under subdivision 2c, or housing infrastructure bonds issued to refund those bonds, remain outstanding, the commissioner of management and budget must transfer to

17.1 Sec. 24. Minnesota Statutes 2024, section 462A.37, is amended by adding a subdivision  
17.2 to read:

17.3 Subd. 2l. **Additional authorization.** (a) In addition to the amount authorized in  
17.4 subdivisions 2 to 2k and 3a, the agency may issue up to \$50,000,000 in one or more series  
17.5 to which the payments under this section may be pledged. Of this authorization, \$5,000,000  
17.6 of proceeds from the sale of bonds must be applied for manufactured home park  
17.7 improvements and infrastructure under subdivision 2, paragraph (a), clause (4), unless  
17.8 modified under paragraph (b).

17.9 (b) The agency must use its best efforts to award grants and loans for the purposes  
17.10 allocated in paragraph (a). If the agency has not committed the full amount of the allocation  
17.11 by January 16, 2029, to the described purposes due to a lack of qualifying projects, the  
17.12 allocated amount may be applied to other purposes authorized in subdivision 2.

17.13 **EFFECTIVE DATE.** This section is effective the day following final enactment.

17.14 Sec. 25. Minnesota Statutes 2025 Supplement, section 462A.37, subdivision 5, is amended  
17.15 to read:

17.16 **Subd. 5. Additional appropriation.** (a) The agency must certify annually to the  
17.17 commissioner of management and budget the actual amount of annual debt service on each  
17.18 series of bonds issued under this section.

17.19 (b) Each July 15, beginning in 2015 and through 2037, if any housing infrastructure  
17.20 bonds issued under subdivision 2a, or housing infrastructure bonds issued to refund those  
17.21 bonds, remain outstanding, the commissioner of management and budget must transfer to  
17.22 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
17.23 the amount certified under paragraph (a), not to exceed \$6,400,000 annually. The amounts  
17.24 necessary to make the transfers are appropriated from the general fund to the commissioner  
17.25 of management and budget.

17.26 (c) Each July 15, beginning in 2017 and through 2038, if any housing infrastructure  
17.27 bonds issued under subdivision 2b, or housing infrastructure bonds issued to refund those  
17.28 bonds, remain outstanding, the commissioner of management and budget must transfer to  
17.29 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
17.30 the amount certified under paragraph (a), not to exceed \$800,000 annually. The amounts  
17.31 necessary to make the transfers are appropriated from the general fund to the commissioner  
17.32 of management and budget.

18.1 (d) Each July 15, beginning in 2019 and through 2040, if any housing infrastructure  
18.2 bonds issued under subdivision 2c, or housing infrastructure bonds issued to refund those  
18.3 bonds, remain outstanding, the commissioner of management and budget must transfer to

5.23 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 5.24 the amount certified under paragraph (a), not to exceed \$2,800,000 annually. The amounts  
 5.25 necessary to make the transfers are appropriated from the general fund to the commissioner  
 5.26 of management and budget.

5.27 (e) Each July 15, beginning in 2020 and through 2041, if any housing infrastructure  
 5.28 bonds issued under subdivision 2d, or housing infrastructure bonds issued to refund those  
 5.29 bonds, remain outstanding, the commissioner of management and budget must transfer to  
 5.30 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 5.31 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 5.32 appropriated from the general fund to the commissioner of management and budget.

5.33 (f) Each July 15, beginning in 2020 and through 2041, if any housing infrastructure  
 5.34 bonds issued under subdivision 2e, or housing infrastructure bonds issued to refund those  
 6.1 bonds, remain outstanding, the commissioner of management and budget must transfer to  
 6.2 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 6.3 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 6.4 appropriated from the general fund to the commissioner of management and budget.

6.5 (g) Each July 15, beginning in 2022 and through 2043, if any housing infrastructure  
 6.6 bonds issued under subdivision 2f, or housing infrastructure bonds issued to refund those  
 6.7 bonds, remain outstanding, the commissioner of management and budget must transfer to  
 6.8 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 6.9 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 6.10 appropriated from the general fund to the commissioner of management and budget.

6.11 (h) Each July 15, beginning in 2022 and through 2043, if any housing infrastructure  
 6.12 bonds issued under subdivision 2g, or housing infrastructure bonds issued to refund those  
 6.13 bonds, remain outstanding, the commissioner of management and budget must transfer to  
 6.14 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 6.15 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 6.16 appropriated from the general fund to the commissioner of management and budget.

6.17 (i) Each July 15, beginning in 2023 and through 2044, if any housing infrastructure  
 6.18 bonds issued under subdivision 2h, or housing infrastructure bonds issued to refund those  
 6.19 bonds, remain outstanding, the commissioner of management and budget must transfer to  
 6.20 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 6.21 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 6.22 appropriated from the general fund to the commissioner of management and budget.

6.23 (j) Each July 15, beginning in 2026 and through 2047, if any housing infrastructure  
 6.24 bonds issued under subdivision 2j, or housing infrastructure bonds issued to refund those  
 6.25 bonds, remain outstanding, the commissioner of management and budget must transfer to  
 6.26 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 6.27 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 6.28 appropriated from the general fund to the commissioner of management and budget.

18.4 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 18.5 the amount certified under paragraph (a), not to exceed \$2,800,000 annually. The amounts  
 18.6 necessary to make the transfers are appropriated from the general fund to the commissioner  
 18.7 of management and budget.

18.8 (e) Each July 15, beginning in 2020 and through 2041, if any housing infrastructure  
 18.9 bonds issued under subdivision 2d, or housing infrastructure bonds issued to refund those  
 18.10 bonds, remain outstanding, the commissioner of management and budget must transfer to  
 18.11 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 18.12 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 18.13 appropriated from the general fund to the commissioner of management and budget.

18.14 (f) Each July 15, beginning in 2020 and through 2041, if any housing infrastructure  
 18.15 bonds issued under subdivision 2e, or housing infrastructure bonds issued to refund those  
 18.16 bonds, remain outstanding, the commissioner of management and budget must transfer to  
 18.17 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 18.18 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 18.19 appropriated from the general fund to the commissioner of management and budget.

18.20 (g) Each July 15, beginning in 2022 and through 2043, if any housing infrastructure  
 18.21 bonds issued under subdivision 2f, or housing infrastructure bonds issued to refund those  
 18.22 bonds, remain outstanding, the commissioner of management and budget must transfer to  
 18.23 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 18.24 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 18.25 appropriated from the general fund to the commissioner of management and budget.

18.26 (h) Each July 15, beginning in 2022 and through 2043, if any housing infrastructure  
 18.27 bonds issued under subdivision 2g, or housing infrastructure bonds issued to refund those  
 18.28 bonds, remain outstanding, the commissioner of management and budget must transfer to  
 18.29 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 18.30 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 18.31 appropriated from the general fund to the commissioner of management and budget.

18.32 (i) Each July 15, beginning in 2023 and through 2044, if any housing infrastructure  
 18.33 bonds issued under subdivision 2h, or housing infrastructure bonds issued to refund those  
 18.34 bonds, remain outstanding, the commissioner of management and budget must transfer to  
 19.1 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 19.2 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 19.3 appropriated from the general fund to the commissioner of management and budget.

19.4 (j) Each July 15, beginning in 2026 and through 2047, if any housing infrastructure  
 19.5 bonds issued under subdivision 2j, or housing infrastructure bonds issued to refund those  
 19.6 bonds, remain outstanding, the commissioner of management and budget must transfer to  
 19.7 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 19.8 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 19.9 appropriated from the general fund to the commissioner of management and budget.

6.29 (k) Each July 15, beginning in 2027 and through 2048, if any housing infrastructure  
 6.30 bonds issued under subdivision 2k, or housing infrastructure bonds issued to refund those  
 6.31 bonds, remain outstanding, the commissioner of management and budget must transfer to  
 6.32 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 6.33 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 6.34 appropriated from the general fund to the commissioner of management and budget.

7.1 (l) Each July 15, beginning in 2028 and through 2049, if any housing infrastructure  
 7.2 bonds issued under subdivision 2l or housing infrastructure bonds issued to refund those  
 7.3 bonds remain outstanding, the commissioner of management and budget must transfer to  
 7.4 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 7.5 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 7.6 appropriated from the general fund to the commissioner of management and budget.

7.7 (m) The agency may pledge to the payment of the housing infrastructure bonds the  
 7.8 payments to be made by the state under this section.

7.9 **ARTICLE 3**

7.10 **HOUSING POLICY**

7.11 Section 1. Minnesota Statutes 2024, section 462A.05, subdivision 8, is amended to read:

7.12 Subd. 8. **Service charges.** (a) It may collect reasonable interest, fees, and charges in  
 7.13 connection with making and servicing its loans, notes, bonds, obligations, commitments  
 7.14 and other evidences of indebtedness, and in connection with providing technical, consultative  
 7.15 and project assistance services. Such interest, fees and charges shall be limited to the amounts  
 7.16 required to pay the costs of the agency, including operating and administrative expenses,  
 7.17 and reasonable allowances for losses which may be incurred.

7.18 (b) Notwithstanding section 16B.98, subdivision 14, or any other law to the contrary,  
 7.19 the agency may not retain any portion of any amount appropriated to the agency, unless the  
 7.20 aggregated earnings from investments of state appropriations are insufficient to pay the  
 7.21 costs and expenses necessary and incidental to the development and operation of programs  
 7.22 funded by state appropriations. Retentions from state appropriations may not exceed the  
 7.23 amount by which the costs and expenses necessary and incidental to the development and  
 7.24 operation of state programs exceed the aggregated earnings from investments of state  
 7.25 appropriations. Prior to retaining any portion of an appropriation to the agency, the agency  
 7.26 must notify the chairs and ranking minority members of the legislative committees having  
 7.27 jurisdiction over housing finance and policy.

7.28 **EFFECTIVE DATE.** This section is effective the day following final enactment.

19.10 (k) Each July 15, beginning in 2027 and through 2048, if any housing infrastructure  
 19.11 bonds issued under subdivision 2k, or housing infrastructure bonds issued to refund those  
 19.12 bonds, remain outstanding, the commissioner of management and budget must transfer to  
 19.13 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 19.14 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 19.15 appropriated from the general fund to the commissioner of management and budget.

19.16 (l) Each July 15, beginning in 2028 and through 2049, if any housing infrastructure  
 19.17 bonds issued under subdivision 2l or housing infrastructure bonds issued to refund those  
 19.18 bonds remain outstanding, the commissioner of management and budget must transfer to  
 19.19 the housing infrastructure bond account established under section 462A.21, subdivision 33,  
 19.20 the amount certified under paragraph (a). The amounts necessary to make the transfers are  
 19.21 appropriated from the general fund to the commissioner of management and budget.

19.22 (m) The agency may pledge to the payment of the housing infrastructure bonds the  
 19.23 payments to be made by the state under this section.

19.24 **EFFECTIVE DATE.** This section is effective the day following final enactment.

7.29 Sec. 2. Minnesota Statutes 2024, section 462A.20, subdivision 3, is amended to read:

7.30 Subd. 3. **Separate accounts; transfers; limits.** Whenever any money is appropriated  
 7.31 by the state to the agency solely for a specified purpose or purposes, the agency shall establish  
 7.32 a separate bookkeeping account or accounts in the housing development fund to record the  
 8.1 receipt and disbursement of such money and of the income, gain, and loss from the  
 8.2 investment and reinvestment thereof. Earnings from investment of any amounts appropriated  
 8.3 by the state to the agency for a specified purpose or purposes may be aggregated. The costs  
 8.4 and expenses necessary and incidental to the development and operation of all programs  
 8.5 funded by state appropriations may be paid from the aggregated earnings from investments  
 8.6 ~~prior to periodic distributions of earnings to separate accounts to be used for the same~~  
 8.7 ~~purpose as the respective original appropriation. The agency must annually distribute earnings~~  
 8.8 ~~as provided in subdivision 5.~~ The agency may transfer unencumbered balances from one  
 8.9 appropriated account to another, provided that no money appropriated for the purpose of  
 8.10 agency loan programs may be transferred to an account to be used for making grants, except  
 8.11 that money appropriated for the purpose of section 462A.05, subdivision 14a, may be  
 8.12 transferred for the purpose of section 462A.05, subdivision 15a. Prior to transferring balances  
 8.13 from one appropriated account to another, the agency must notify the chairs and ranking  
 8.14 minority members of the legislative committees having jurisdiction over housing finance  
 8.15 and policy.

8.16 EFFECTIVE DATE. This section is effective the day following final enactment.

8.17 Sec. 3. Minnesota Statutes 2024, section 462A.20, subdivision 4, is amended to read:

8.18 Subd. 4. **Operating costs Housing development fund report.** (a) On or before February  
 8.19 15 of each year, the agency shall deliver a report to the chairs of the finance and  
 8.20 ~~appropriations committees of the legislature~~ on the costs of operating the agency in the  
 8.21 previous fiscal year. The report shall include the expenditures for salaries and benefits, rent,  
 8.22 professional and technical services, general agency administration, and agency's audited  
 8.23 financial statements which include information on expenditures and receipts relating to debt  
 8.24 issuance and administration and loan origination and administration. The report must detail  
 8.25 which operating costs and expenditures are attributable to the development and operation  
 8.26 of programs funded by state appropriations, with a breakdown of costs and expenditures  
 8.27 by program. The report shall include a budget plan for salaries and benefits, rent, professional  
 8.28 and technical services, and general administration for the current fiscal year, including  
 8.29 estimates of changes in costs from the previous fiscal year. If it appears that the costs in the  
 8.30 current fiscal year will exceed the budget plan contained in the report submitted under this  
 8.31 subdivision, the agency must notify the chairs of the legislative committees or divisions  
 8.32 with jurisdiction over the agency's budget that the costs in the current fiscal year will exceed  
 8.33 the submitted budget plan and the reasons for the changes in costs and must submit a revised  
 8.34 budget plan to the commissioner of management and budget and obtain the commissioner's  
 8.35 concurrence with the revised plan. The agency must also notify the chairs of the legislative  
 9.1 committees or divisions with jurisdiction over the agency's budget when the agency is

14.10 Sec. 18. Minnesota Statutes 2024, section 462A.20, subdivision 3, is amended to read:

14.11 Subd. 3. **Separate accounts; transfers; limits.** Whenever any money is appropriated  
 14.12 and made available for the purposes of the housing development fund by the state to the  
 14.13 agency solely for a specified purpose or purposes, the agency shall establish a separate  
 14.14 bookkeeping account or accounts in the housing development fund to record the receipt and  
 14.15 disbursement of such money and of the income, gain, and loss from the investment and  
 14.16 reinvestment thereof. Earnings from investment of any amounts appropriated and made  
 14.17 available for the purposes of the housing development fund by the state to the agency for  
 14.18 a specified purpose or purposes may be aggregated. The costs and expenses necessary and  
 14.19 incidental to the development and operation of all programs funded by state appropriations  
 14.20 may be paid from the aggregated earnings from investments prior to periodic distributions  
 14.21 of earnings to separate accounts to be used for the same purpose as the respective original  
 14.22 appropriation. The agency may transfer unencumbered balances from one appropriated  
 14.23 account to another, provided that no money appropriated for the purpose of agency loan  
 14.24 programs may be transferred to an account to be used for making grants, except that money  
 14.25 appropriated for the purpose of section 462A.05, subdivision 14a, may be transferred for  
 14.26 the purpose of section 462A.05, subdivision 15a.

14.27 EFFECTIVE DATE. This section is effective the day following final enactment.

14.28 Sec. 19. Minnesota Statutes 2024, section 462A.20, subdivision 4, is amended to read:

14.29 Subd. 4. **Operating costs report.** On or before February 15 of each year, the agency  
 14.30 ~~shall deliver~~ must submit a report to the chairs ~~of the finance and appropriations committees~~  
 14.31 ~~of the legislature~~ and ranking minority members of the legislative committees having  
 14.32 jurisdiction over housing finance and policy, ways and means, and finance on the costs of  
 15.1 operating the agency in the previous fiscal year. The report ~~shall include~~ must differentiate  
 15.2 between costs to administer programs funded by state appropriations and other agency  
 15.3 activities. For both types of costs, the report must include the following: (1) the expenditures  
 15.4 for salaries and benefits, rent, professional and technical services, and general agency  
 15.5 administration; (2) the number of full-time equivalent staff positions; and (3) the agency's  
 15.6 audited financial statements which include information on expenditures and receipts relating  
 15.7 to debt issuance and administration and loan origination and administration. The report shall  
 15.8 must also include a budget plan for operating costs that differentiates between the costs to  
 15.9 administer programs funded by state appropriations and other agency activities. For both  
 15.10 types of costs, the report must include projected costs for salaries and benefits, rent,  
 15.11 professional and technical services, and general administration for the current fiscal year,  
 15.12 including estimates of changes in costs from the previous fiscal year. If it appears that the  
 15.13 costs in the current fiscal year will exceed the budget plan contained in the report submitted  
 15.14 under this subdivision, the agency must notify the chairs and ranking minority members of  
 15.15 the legislative committees ~~or divisions~~ with jurisdiction over the agency's budget housing  
 15.16 finance and policy that the costs in the current fiscal year will exceed the submitted budget

9.2 considering an expansion of agency activities that ~~were was~~ not contemplated in the submitted  
9.3 budget plan.

9.4 (b) The report under this subdivision must additionally provide:

9.5 (1) the amount in the housing development fund as of January 1 of the year the report  
9.6 is to be submitted;

9.7 (2) the amount of aggregated earnings from investments of state appropriations as of  
9.8 January 1 of the year the report is to be submitted;

9.9 (3) the amounts used pursuant to subdivision 5 in the prior calendar year and the programs  
9.10 for which each amount was originally appropriated and through which each amount was  
9.11 used;

9.12 (4) the amounts of, and reasons for, any transfers made pursuant to subdivision 3 or to  
9.13 section 462A.21, subdivision 12a, in the prior calendar year;

9.14 (5) the amounts and details of any grants, loans, expenditures, or payments made out of  
9.15 the housing development fund pursuant to section 462A.21 in the prior calendar year;

9.16 (6) the amounts of any administrative retentions from state appropriations in the prior  
9.17 calendar year;

9.18 (7) the unencumbered balance in the housing development fund as of January 1 of the  
9.19 year the report is to be submitted;

9.20 (8) the amount of fees and charges paid into the housing development fund pursuant to  
9.21 subdivision 2, clause (4), in the prior calendar year; and

9.22 (9) the amount, as of January 1 of the year the report is to be submitted, of the  
9.23 unencumbered balance that was appropriated prior to the current fiscal year, including  
9.24 citations to the laws making the original appropriations and explanations why the amounts  
9.25 remain unencumbered.

9.26 Sec. 4. Minnesota Statutes 2024, section 462A.20, is amended by adding a subdivision to  
9.27 read:

9.28 Subd. 5. **Expenditure of earnings from investments of state appropriations**  
9.29 **required.** Each year on June 30, the commissioner must determine the difference between:  
9.30 (1) the amount of aggregated earnings from investments of state appropriations in the housing  
9.31 development fund; and (2) the amount that the agency paid itself, pursuant to subdivision  
9.32 3, for the costs and expenses necessary and incidental to the development and operation of  
10.1 programs funded by state appropriations since July 1 of the preceding year. In each fiscal

15.17 plan and the reasons for the changes in costs and must submit a revised budget plan to the  
15.18 commissioner of management and budget and obtain the commissioner's concurrence with  
15.19 the revised plan. The agency must also notify the chairs and ranking minority members of  
15.20 the legislative committees ~~or divisions~~ with jurisdiction over ~~the agency's budget~~ housing  
15.21 finance and policy when the agency is considering an expansion of agency activities that  
15.22 were not contemplated in the submitted budget plan.

10.2 year beginning with fiscal year 2027, the commissioner must expend the difference  
 10.3 determined in the preceding sentence in the preceding fiscal year, in the manner provided  
 10.4 in this subdivision. The commissioner must use earnings from investments for the same  
 10.5 purpose as the respective original appropriation, except that, if in a given fiscal year it is  
 10.6 impracticable to undertake the solicitation process under section 16C.06 for the same purpose  
 10.7 for which an original appropriation was made, the commissioner may use the earnings from  
 10.8 investments of that appropriation for an agency purpose under section 462A.21 or under  
 10.9 another program receiving state appropriations that is consistent with legislative intent and  
 10.10 comparable to the purpose for which the original appropriation was made.

10.11 **EFFECTIVE DATE.** This section is effective the day following final enactment.

10.12 Sec. 5. Minnesota Statutes 2024, section 462A.21, subdivision 10, is amended to read:

10.13 Subd. 10. **Certain appropriations available until expended.** Notwithstanding the  
 10.14 repeal of section 462A.26 and the provisions of section 16A.28 or any other law relating to  
 10.15 lapse of an appropriation, the appropriations made to the agency by the legislature in 1976  
 10.16 and subsequent years are available until fully expended, and the allocations provided in the  
 10.17 appropriations remain in effect. Earnings from investments of any of the amounts  
 10.18 appropriated to the agency are appropriated to the agency to be used for the same purposes  
 10.19 as the respective original appropriations, after payment of the costs and expenses necessary  
 10.20 and incidental to the development and operation of the programs authorized under this  
 10.21 chapter.

10.22 **EFFECTIVE DATE.** This section is effective the day following final enactment.

10.23 Sec. 6. Minnesota Statutes 2024, section 462A.21, subdivision 12a, is amended to read:

10.24 Subd. 12a. **Program money transfer.** Unencumbered balances of money appropriated  
 10.25 for the purpose of loans or grants for agency programs under these subdivisions may be  
 10.26 transferred between programs created by these subdivisions or in accordance with section  
 10.27 462A.20, subdivision 3. Prior to making a transfer pursuant to this subdivision, the agency  
 10.28 must notify the chairs and ranking minority members of the legislative committees having  
 10.29 jurisdiction over housing finance and policy.

10.30 **EFFECTIVE DATE.** This section is effective the day following final enactment.

11.1 Sec. 7. **[462A.45] LIVED-EXPERIENCE ENGAGEMENT EXEMPTION.**

11.2 (a) Notwithstanding any law to the contrary, income received from lived-experience  
 11.3 engagement is not considered income, assets, or personal property for purposes of  
 11.4 determining eligibility or recertifying eligibility for state public assistance, including but  
 11.5 not limited to:

16.1 Sec. 21. Minnesota Statutes 2024, section 462A.21, subdivision 10, is amended to read:

16.2 Subd. 10. **Certain appropriations available until expended.** Notwithstanding the  
 16.3 repeal of section 462A.26 and the provisions of section 16A.28 or any other law relating to  
 16.4 lapse of an appropriation, the appropriations made to the agency by the legislature in 1976  
 16.5 and subsequent years are available until fully expended, and the allocations provided in the  
 16.6 appropriations remain in effect. Earnings from investments of any of the amounts  
 16.7 appropriated to the agency are appropriated to the agency to be used for the same purposes  
 16.8 as the respective original appropriations, after payment of the costs and expenses necessary  
 16.9 and incidental to the development and operation of the programs authorized under this  
 16.10 chapter respective original appropriations.

16.11 **EFFECTIVE DATE.** This section is effective the day following final enactment.

16.12 Sec. 22. Minnesota Statutes 2024, section 462A.21, subdivision 12a, is amended to read:

16.13 Subd. 12a. **Program money transfer.** Unencumbered balances of money appropriated  
 16.14 for the purpose of loans or grants for agency programs under these subdivisions may be  
 16.15 transferred between programs created by these subdivisions or in accordance with section  
 16.16 462A.20, subdivision 3. The commissioner must inform the chairs and ranking minority  
 16.17 members of the legislative committees with jurisdiction over housing finance and policy in  
 16.18 writing prior to making a transfer pursuant to this subdivision. The written notice must  
 16.19 include how much money will be transferred, why the transfer will be made, and when the  
 16.20 transfer will occur. The written notice must also be filed with the Legislative Reference  
 16.21 Library in compliance with section 3.195.

21.24 Sec. 28. **[462A.45] LIVED-EXPERIENCE ENGAGEMENT EXEMPTION.**

21.25 (a) Notwithstanding any law to the contrary, income received from lived-experience  
 21.26 engagement is not considered income, assets, or personal property for purposes of  
 21.27 determining eligibility or recertifying eligibility for state public assistance, including but  
 21.28 not limited to:

- 11.6 (1) child care assistance programs under chapter 142E;
- 11.7 (2) general assistance, Minnesota supplemental aid, and food support under chapters
- 11.8 142F and 256D;
- 11.9 (3) housing support under chapter 256I;
- 11.10 (4) Minnesota family investment program under chapter 142G; and
- 11.11 (5) economic assistance programs under chapter 256P.
- 11.12 (b) For purposes of this section, "lived-experience engagement" means the agency
- 11.13 engaging with people with relevant experience identified by the agency for the purposes of
- 11.14 (1) serving as a community reviewer of proposals submitted as part of an agency request
- 11.15 for proposals, or (2) gathering and sharing feedback on the impact of housing programs.

- 21.29 (1) child care assistance programs under chapter 142E;
- 21.30 (2) general assistance, Minnesota supplemental aid, and food support under chapters
- 21.31 142F and 256D;
- 21.32 (3) housing support under chapter 256I;
- 22.1 (4) Minnesota family investment program under chapter 142G; and
- 22.2 (5) economic assistance programs under chapter 256P.
- 22.3 (b) For purposes of this section, "lived-experience engagement" means the agency
- 22.4 engaging with people with relevant experience identified by the agency for the purposes of
- 22.5 (1) serving as a community reviewer of proposals submitted as part of an agency request
- 22.6 for proposals, or (2) gathering and sharing feedback on the impact of housing programs.
- 1.27 Section 1. Minnesota Statutes 2024, section 290.0683, subdivision 1, is amended to read:
- 1.28 Subdivision 1. **Definitions.** (a) For purposes of this section, the following terms have
- 1.29 the meanings given.
- 1.30 (b) "Agency" means the Minnesota Housing Finance Agency.
- 2.1 (c) "Greater Minnesota" means the area of Minnesota located outside of the metropolitan
- 2.2 area.
- 2.3 (d) "Metropolitan area" has the meaning given in section 473.121, subdivision 2.
- 2.4 ~~(e)~~ (e) "Minnesota housing tax credit contribution account" or "account" means the
- 2.5 account established in section 462A.40.
- 2.6 ~~(f)~~ (f) "Qualified project" means a project that qualifies for a grant or loan under section
- 2.7 462A.40.
- 2.8 ~~(g)~~ (g) "Taxpayer" means a taxpayer as defined in section 290.01, subdivision 6, or a
- 2.9 taxpayer as defined in section 2971.01, subdivision 16.
- 2.10 **EFFECTIVE DATE.** This section is effective for taxable years beginning after December
- 2.11 31, 2026.
- 2.12 Sec. 2. Minnesota Statutes 2024, section 290.0683, subdivision 3, is amended to read:
- 2.13 Subd. 3. **Allocation.** (a) To qualify for the credit, a taxpayer must contribute to the
- 2.14 Minnesota housing tax credit contribution account. A taxpayer may indicate that a
- 2.15 contribution is intended for a specific qualified project, subject to the limitations in paragraph
- 2.16 (b). A taxpayer is prohibited from contributing to certain projects as provided in section
- 2.17 462A.40, subdivision 3.
- 2.18 (b) For each taxable year, the agency must reserve 50 percent of credits for contributions
- 2.19 to qualified projects located in greater Minnesota. Any portion of a taxable year's credits
- 2.20 reserved for contributions to qualified projects located in greater Minnesota that is not

- 2.21 allocated by the agency by September 30 of each year is available for allocation to credit  
 2.22 applications for contributions to other qualified projects beginning on October 1.
- 2.23 ~~(b)~~ (c) The aggregate amount of tax credits allowed to all eligible contributors is limited  
 2.24 to \$9,900,000 annually.
- 2.25 ~~(e)~~ (d) Within 30 days after a taxpayer contributes to the account, the agency must file  
 2.26 with the contributing taxpayer a credit certificate statement or return any amounts to the  
 2.27 taxpayer as provided in this paragraph. The agency must send a copy of the credit certificate  
 2.28 to the commissioner. If there are insufficient credits to match the contribution, the agency  
 2.29 must not issue a credit certificate for the amount of the contribution for which there are  
 2.30 insufficient credits, and must return that amount to the taxpayer before issuing any credit  
 2.31 certificate.
- 3.1 ~~(f)~~ (e) The credit certificate must state the dollar amount of the contribution made by  
 3.2 the taxpayer and the date the payment was received by the account, and indicate if the  
 3.3 contribution was intended for a specific qualified project.
- 3.4 **EFFECTIVE DATE.** This section is effective for taxable years beginning after December  
 3.5 31, 2026.
- 3.6 Sec. 3. Minnesota Statutes 2024, section 327C.015, subdivision 13, is amended to read:
- 3.7 Subd. 13. **Representative acting on behalf of residents.** "Representative acting on  
 3.8 behalf of residents" means a representative who is authorized to represent residents in the  
 3.9 purchase of property for the purposes of this chapter, and has gained that authorization by  
 3.10 obtaining the signature of support from at least one resident who is a homeowner-signatory  
 3.11 to the home's lot lease agreement as defined by subdivision 14, from ~~at least 5+~~ greater than  
 3.12 50 percent of the occupied homes occupied by the owner of the home or an adult family  
 3.13 member of the owner in a manufactured home park. The signature of a resident who is a  
 3.14 signatory to the home's lot lease agreement asserting that they are a resident of that  
 3.15 manufactured home park shall be presumptive evidence of the claim that the representative  
 3.16 is authorized to act on behalf of the resident and shall be exclusive to only one representative  
 3.17 acting on behalf of residents. A homeowner may indicate support for proposing a purchase  
 3.18 agreement by signing a petition or other document that states support for proposing a  
 3.19 purchase agreement.
- 3.20 Sec. 4. Minnesota Statutes 2024, section 327C.03, subdivision 3, is amended to read:
- 3.21 Subd. 3. **Rent.** All periodic rental payments charged to residents by the park owner shall  
 3.22 be uniform throughout the park, except that a higher rent may be charged to a particular  
 3.23 resident due to the larger size or location of the lot, or the special services or facilities  
 3.24 furnished by the park. A park owner may charge a reasonable fee for delinquent rent where  
 3.25 the fee is provided for in the rental agreement, except in no case may the fee exceed eight  
 3.26 percent of the delinquent rent payment. The fee shall be enforceable as part of the rent owed  
 3.27 by the resident. No park owner shall charge to a resident any fee, whether as part of or in  
 3.28 addition to the periodic rental payment, which is based on the number of persons residing

3.29 or staying in the resident's home, the number or age of children residing or staying in the  
 3.30 home, the number of guests staying in the home, the size of the home, the fact that the home  
 3.31 is temporarily vacant or the type of personal property used or located in the home. The park  
 3.32 owner may charge an additional fee for pets owned by the resident, but the fee may not  
 3.33 exceed \$4 per pet per month. This subdivision does not prohibit a park owner from abating  
 4.1 all or a portion of the rent of a particular resident with special needs. A park owner receiving  
 4.2 rent or other payments from a resident in cash must provide a written receipt for payment  
 4.3 immediately upon receipt if the payment is made in person, or within three business days  
 4.4 if payment in cash is not made in person.

4.5 Sec. 5. Minnesota Statutes 2024, section 327C.04, subdivision 1, is amended to read:

4.6 Subdivision 1. **Billing permitted.** A park owner who either provides utility service  
 4.7 directly to residents or who redistributes to residents utility service provided to the park  
 4.8 owner by a utility provider may charge the residents for that service, only if the charges  
 4.9 comply with this section. A park owner may not charge residents for costs of repairs by  
 4.10 utility providers or for costs imposed by utility providers for services provided in response  
 4.11 to reports of interruptions of utilities.

4.12 Sec. 6. Minnesota Statutes 2024, section 327C.04, is amended by adding a subdivision to  
 4.13 read:

4.14 Subd. 7. **Itemized billing required.** A park owner must provide an itemized bill  
 4.15 separately that clearly labels each service or item charged to the resident.

4.16 Sec. 7. **[327C.041] ACCESS BY UTILITY PROVIDERS.**

4.17 In a park where residents receive utilities from a utility provider, either directly or through  
 4.18 redistribution by the park owner, the park owner must not deny access to a utility provider  
 4.19 seeking access for the purposes of repairing faulty or defective utility equipment or  
 4.20 investigating reports of an interruption of utilities. A resident may provide a utility provider  
 4.21 access to the park for these purposes.

4.22 Sec. 8. **[327C.051] HABITABILITY COVENANTS REGARDING TREES THAT  
 4.23 PRESENT SAFETY HAZARDS.**

4.24 (a) Park owner covenants under section 504B.161 include the trimming and care of trees  
 4.25 and the removal of unsound trees when the trees present safety hazards.

4.26 (b) Within 14 days of receiving written notice from a resident that a tree or branch  
 4.27 presents a safety hazard, the park owner must either:

4.28 (1) remove the tree or branch; or

4.29 (2) receive an opinion on the safety of the tree or branch from an arborist who has  
 4.30 inspected the tree or branch in person.

5.1 (c) If an arborist advises that a tree or branch presents a safety hazard, the park owner  
 5.2 must remove the tree or branch within five days of inspection by the arborist, unless the  
 5.3 arborist advises that it is not the appropriate season for removing the tree or branch. If an  
 5.4 arborist advises that a tree or branch presents a safety hazard but that it is not the appropriate  
 5.5 season for removing the tree or branch, the owner must schedule the removal to take place  
 5.6 during the appropriate season and must provide written notice to the resident of the scheduled  
 5.7 date of removal and of the reason for the delay.

5.8 Sec. 9. Minnesota Statutes 2024, section 327C.06, subdivision 1, is amended to read:

5.9 Subdivision 1. **Notice of rent increases required.** No increase in the amount of the  
 5.10 periodic rental payment due from a resident shall be valid unless the park owner gives the  
 5.11 resident 60 days' written notice of the increase. The notice must include the park owner's  
 5.12 reason for the rent increase.

5.13 Sec. 10. Minnesota Statutes 2024, section 327C.06, subdivision 3, is amended to read:

5.14 Subd. 3. **Rent increases limited.** A park owner may impose only ~~two~~ one rent ~~increases~~  
 5.15 increase on a resident in any 12-month period. A rent increase must be reasonable. A rent  
 5.16 increase is presumed to be unreasonable if the percentage of the increase exceeds three  
 5.17 percent of the rent per month in the prior year. A park owner may prove a rent increase is  
 5.18 reasonable by clear and convincing evidence that the increase is necessary for the health  
 5.19 and safety of the residents. A rent increase approved by a resident-owned cooperative or  
 5.20 corporation formed under chapter 308A, 308B, 308C, or 317A, is presumptively reasonable  
 5.21 and is not subject to the limitation of one increase in any 12-month period under this  
 5.22 subdivision.

5.23 Sec. 11. **[327C.065] PAYMENT OF RENT; DIGITAL PAYMENT PLATFORMS.**

5.24 Subdivision 1. **Application.** This section applies to park owners who require or permit  
 5.25 residents to use a digital payment platform to pay rent, fees, and other charges.

5.26 Subd. 2. **Definitions.** (a) For purposes of this section, the following terms have the  
 5.27 meanings given.

5.28 (b) "Alternative means of payment" means a method of payment other than the use of  
 5.29 a digital payment platform and includes payment by check or cash.

5.30 (c) "Digital payment platform" means an electronic application or system that permits  
 5.31 a user to conduct financial transactions. Digital payment platform includes electronic funds  
 5.32 transfers.

6.1 (d) "Electronic funds transfer" means a transfer of funds, other than a transaction  
 6.2 originated by check, draft, or similar paper instrument, that is initiated through an electronic  
 6.3 terminal, telephone, computer, or magnetic tape for the purpose of ordering, instructing, or  
 6.4 authorizing a financial institution to debit or credit a consumer's account through the use of  
 6.5 an automated clearing house system or alternative payment system.

6.6 Subd. 3. **Form of payment.** A park owner must offer each resident an alternative to  
 6.7 using a digital payment platform to pay rent, fees, or other charges. No fee may be charged  
 6.8 to a resident to use the digital payment platform or any alternative means of payment.

6.9 Subd. 4. **Digital payment platform.** (a) The park owner must ensure that an itemized  
 6.10 list of all current information on the rent, fees, or other charges assessed that correspond to  
 6.11 the charges for which the resident is responsible, and all payments received, are readily  
 6.12 viewable and accessible to the resident on a digital payment platform or through a means  
 6.13 that does not rely on the use of the digital payment platform.

6.14 (b) A park owner must provide the resident with a telephone number to call if, for any  
 6.15 reason, the digital payment platform or a system used by the park owner to collect an  
 6.16 alternative means of payment is unavailable for use by the resident.

6.17 Subd. 5. **Adverse action prohibited.** (a) A park owner is prohibited from taking any  
 6.18 adverse action, including filing an eviction action or assessing any late fees, when payment  
 6.19 of rent, fees, or other charges is not timely because a digital payment platform is out of  
 6.20 service or a system used by the park owner to collect an alternative means of payment is  
 6.21 unavailable.

6.22 (b) It is an affirmative defense to an eviction action brought based on nonpayment that  
 6.23 the park owner violated this section. Upon a showing that the park owner violated this  
 6.24 section, the court must dismiss the eviction action and award the resident reasonable attorney  
 6.25 fees and any other equitable relief the court deems appropriate.

6.26 Sec. 12. Minnesota Statutes 2024, section 327C.097, is amended to read:

6.27 **327C.097 NOTICE OF UNSOLICITED SALE AND OPPORTUNITY TO**  
 6.28 **PURCHASE.**

6.29 Subdivision 1. **Definitions Definition.** For the purposes of this section, "nonprofit"  
 6.30 means a nonprofit organization under chapter 317A.

6.31 Subd. 2. **Scope.** (a) This section does not apply to:

7.1 ~~(1) a purchase of a manufactured home park by a nonprofit or a representative acting~~  
 7.2 ~~on behalf of residents pursuant to a bona fide offer to purchase the park pursuant to~~  
 7.3 ~~subdivision 4;~~

7.4 ~~(2) (1) a purchase of a manufactured home park by a governmental entity under its~~  
 7.5 ~~powers or threat of eminent domain;~~

7.6 ~~(3) (2) a transfer by a corporation or limited liability company to an affiliate, including~~  
 7.7 ~~any shareholder or member of the transferring corporation; any corporation or entity owned~~  
 7.8 ~~or controlled, directly or indirectly, by the transferring corporation; or any other corporation~~  
 7.9 ~~or entity owned or controlled, directly or indirectly, by any shareholder or member of the~~  
 7.10 ~~transferring corporation;~~

- 7.11 ~~(4)~~ (3) a transfer by a partnership to any of its partners;
- 7.12 ~~(5)~~ (4) a sale or transfer between or among joint tenants or tenants in common owning
- 7.13 a manufactured home park;
- 7.14 ~~(6)~~ an exchange of a manufactured home park for other real property, whether or not
- 7.15 such exchange also involves the payment of cash or boot;
- 7.16 ~~(7)~~ (5) a conveyance of an interest in a manufactured home park incidental to the
- 7.17 financing of the manufactured home park;
- 7.18 ~~(8)~~ (6) a conveyance resulting from the foreclosure of a mortgage, cancellation of a
- 7.19 contract for deed, or other instrument encumbering a manufactured home park or any deed
- 7.20 given in lieu of such foreclosure or cancellation; or
- 7.21 ~~(9)~~ a sale or transfer to a person who would be included within the intestate table of
- 7.22 descent and distribution of the park owner; or
- 7.23 (7) a sale or transfer to:
- 7.24 (i) the park owner's spouse, child, or parent;
- 7.25 (ii) the grandparent of the park owner or the owner's spouse; or
- 7.26 (iii) a descendant of a person listed in item (i) or (ii).
- 7.27 ~~(10)~~ a park owner who, within the past year, has provided written notice pursuant to
- 7.28 section 327C.096.
- 7.29 (b) To qualify for an exemption under this subdivision, a transaction must be made in
- 7.30 good faith for a legitimate business purpose or a legitimate familial purpose consistent with
- 7.31 the exemptions listed in paragraph (a) of this subdivision, and must not be made for the
- 8.1 primary purpose of avoiding the opportunity-to-purchase provisions set forth in this
- 8.2 subdivision. Creation of an affiliate, shareholder, partnership, or joint tenancy relationship
- 8.3 after a purchase or sale of a manufactured home community has been proposed or discussed
- 8.4 shall be presumptive evidence of bad faith.
- 8.5 Subd. 3. **Notice of offer sale.** (a) If a park owner receives an unsolicited bona fide offer
- 8.6 to purchase the park that the park owner intends to consider or make a counteroffer to, the
- 8.7 park owner's only obligation shall be to mail a notice to the Minnesota Housing Finance
- 8.8 Agency, by certified mail, and to each park resident household, by regular mail. The notice
- 8.9 must indicate that the park owner has received an offer that it is considering, and it must
- 8.10 disclose the price range and material terms and conditions upon which the park owner would
- 8.11 consider selling the park and consider any offer made by a representative acting on behalf
- 8.12 of residents or a nonprofit that will become a representative acting on behalf of residents,
- 8.13 as provided below. The park owner shall be under no obligation either to sell to the nonprofit
- 8.14 or representative acting on behalf of residents or to interrupt or delay other negotiations and
- 8.15 shall be free to execute a purchase agreement or contract for the sale of the park to a party

8.16 ~~or parties other than the representative acting on behalf of residents. Substantial compliance~~  
 8.17 ~~with the notice requirement in this paragraph shall be deemed sufficient.~~

8.18 (b) ~~The Minnesota Housing Finance Agency must, within five days of receipt of the~~  
 8.19 ~~notice required under paragraph (a), distribute a copy of the notice to any representative~~  
 8.20 ~~acting on behalf of residents and to any nonprofits that register with the agency to receive~~  
 8.21 ~~such notices. The agency shall make a list of any representatives acting on behalf of residents~~  
 8.22 ~~and any registered nonprofits publicly available on its website.~~

8.23 (a) ~~No park owner may accept any offer for the sale, lease, or transfer of a manufactured~~  
 8.24 ~~home park to any person other than the representative acting on behalf of residents without~~  
 8.25 ~~first giving 60 days' written notice by certified mail, return receipt requested, of the proposed~~  
 8.26 ~~sale, lease, or transfer to:~~

8.27 (1) ~~each resident of the manufactured home park; and~~

8.28 (2) ~~the Minnesota Housing Finance Agency.~~

8.29 (b) ~~The notice required under this subdivision must be dated and indicate the price,~~  
 8.30 ~~terms, and conditions of an acceptable offer the park owner has received to sell, lease, or~~  
 8.31 ~~transfer the manufactured home park. In the case of a proposed sale in a single transaction~~  
 8.32 ~~of more than one manufactured home park or of a manufactured home park together with~~  
 8.33 ~~one or more other unrelated properties, the notice must state both the aggregate price for~~  
 8.34 ~~the transaction and the price attributable to the manufactured home park in which the~~  
 9.1 ~~residents receiving the notice reside. The notice must include the following verbatim~~  
 9.2 ~~statement: "The park owner has received and is prepared to accept an outside offer to [sell,~~  
 9.3 ~~lease, transfer] this park. The price, terms, and conditions of the offer are listed below.~~  
 9.4 ~~Before accepting the offer for the [sale, lease, transfer], the park owner will consider any~~  
 9.5 ~~offer submitted within 60 days of the date of this notice by a representative acting on behalf~~  
 9.6 ~~of residents. The owner will negotiate in good faith with the representative. [List of price,~~  
 9.7 ~~terms, and conditions.] The nonprofit organizations listed at [a website designated by~~  
 9.8 ~~Minnesota Housing Finance Agency] provide assistance to residents who want to evaluate~~  
 9.9 ~~the possibility of purchasing their park."~~

9.10 (c) ~~During the period of 60 days following the date of the notice required under this~~  
 9.11 ~~subdivision, a representative acting on behalf of residents may request and a park owner~~  
 9.12 ~~must within three days of the request send electronically or by certified mail, return receipt~~  
 9.13 ~~requested, a copy of:~~

9.14 (1) ~~the offer to sell, lease, or transfer the manufactured home park that the park owner~~  
 9.15 ~~is prepared to accept;~~

9.16 (2) ~~the total income collected from the park and related profit centers, including storage~~  
 9.17 ~~and laundry, in the calendar year before delivery of the notice required under this subdivision;~~

- 9.18 (3) the total operating expenses for the park paid by the owner or landlord in the calendar  
 9.19 year before delivery of the notice required under this subdivision;
- 9.20 (4) the cost of all utilities for the park that were paid by the owner in the calendar year  
 9.21 before delivery of the notice required under this subdivision;
- 9.22 (5) the annual cost of all insurance policies for the park that were paid by the owner, as  
 9.23 shown by the most recent premium;
- 9.24 (6) the number of homes in the park owned by the owner; and
- 9.25 (7) the number of vacant spaces and homes in the park.
- 9.26 (d) The park owner may designate all or part of the financial information provided  
 9.27 pursuant to this section as confidential, in which case the park owner must establish, in  
 9.28 cooperation with the representative acting on behalf of residents, a list of persons with whom  
 9.29 the representative acting on behalf of residents may share the information, including but  
 9.30 not limited to any of the following:
- 9.31 (1) one or more members of a resident committee that is working with the representative  
 9.32 acting on behalf of residents to evaluate the possibility of purchasing the manufactured  
 9.33 home park;
- 10.1 (2) a nonprofit organization or a housing authority;
- 10.2 (3) an attorney or other licensed professional or adviser; and
- 10.3 (4) a financial institution.
- 10.4 (e) A park owner may enter into an agreement to sell, lease, or transfer a manufactured  
 10.5 home park prior to providing the notice and purchase opportunity required under subdivisions  
 10.6 3 through 8, provided that the agreement is expressly conditioned upon compliance with  
 10.7 those notice and purchase opportunity requirements.
- 10.8 ~~Subd. 4. **Unsolicited Residents' offer to purchase.** Nothing contained in this section~~  
 10.9 ~~or section 327C.096 shall prevent a representative acting on behalf of residents or a nonprofit~~  
 10.10 ~~from making an unsolicited bona fide offer to purchase the manufactured home park to the~~  
 10.11 ~~park owner at any time.~~
- 10.12 (a) A representative acting on behalf of residents may submit a written offer to the park  
 10.13 owner to purchase the manufactured home park, subject to the conditions required under  
 10.14 subdivision 7. The offer must be submitted within 60 days of the postmark date of the notice  
 10.15 required under subdivision 3.
- 10.16 (b) If a representative acting on behalf of residents makes an offer pursuant to paragraph  
 10.17 (a) of this subdivision, the park owner must consider the offer and negotiate with the  
 10.18 representative acting on behalf of residents in good faith.

- 10.19 (c) If the owner rejects the offer of a representative acting on behalf of residents, the  
10.20 owner must provide written notice to the representative of, and an explanation of the reasons  
10.21 for, rejection of the offer.
- 10.22 (d) The notice of rejection must be sent electronically or by certified mail, return receipt  
10.23 requested, to the representative acting on behalf of residents within five days of receipt of  
10.24 the offer from the representative acting on behalf of residents. No owner may make a final,  
10.25 unconditional acceptance of an offer for the sale, lease, or transfer of a manufactured home  
10.26 park earlier than the 15th day following the delivery date of the notice of rejection.
- 10.27 (e) The purchase agreement must permit the representative acting on behalf of residents  
10.28 a commercially reasonable due diligence period of no fewer than 90 days from the date of  
10.29 the agreement to arrange all necessary financing and a commercially reasonable period of  
10.30 time to close on the sale. During the due diligence period, the park owner must provide the  
10.31 same information and access to the park as it would have provided to any other prospective  
10.32 purchaser, which may be subject to a commercially reasonable confidentiality agreement.
- 11.1 A community owner shall not reject a proposed purchase agreement solely on the basis that  
11.2 the agreement includes a financing contingency.
- 11.3 Subd. 5. **Optional recording.** (a) A park owner may record with the county recorder or  
11.4 registrar of titles in the county where the park is located an affidavit, with a copy of the  
11.5 notice required under subdivision 3 attached, attesting that:
- 11.6 (1) the park owner has complied with the requirements of this section; or  
11.7 (2) the sale, lease, or transfer of the manufactured home park is exempt from this section  
11.8 pursuant to subdivision 2.
- 11.9 (b) An affidavit filed in accordance with this subdivision shall be presumptive evidence  
11.10 of compliance for purposes of conveying good title to a bona fide purchaser.
- 11.11 (c) A representative acting on behalf of residents who makes an offer to purchase the  
11.12 park as provided under subdivision 4 may record notice of the offer in the county recorder's  
11.13 office.
- 11.14 Subd. 6. **Good faith obligations.** All transactions governed by, and all actions taken  
11.15 pursuant to, this section must be conducted in good faith.
- 11.16 Subd. 7. **Challenge to petition.** In any action challenging the validity of the signatories  
11.17 of the petition authorizing a representative acting on behalf of residents to represent residents  
11.18 in negotiations to purchase a manufactured home park, there shall be a rebuttable presumption  
11.19 that the challenged party's signature is sufficient evidence that the party is a valid signatory.
- 11.20 Subd. 8. **List of interested organizations.** The Minnesota Housing Finance Agency  
11.21 must:

- 11.22 (1) within three business days of receipt of a notice received under subdivision 3,  
11.23 distribute a copy of the notice to nonprofit organizations that register with the Minnesota  
11.24 Housing Finance Agency to receive such notices; and
- 11.25 (2) make the list of nonprofit organizations that have registered to receive notice publicly  
11.26 available on the Minnesota Housing Finance Agency website.
- 11.27 Sec. 13. Minnesota Statutes 2024, section 327C.11, subdivision 3, is amended to read:
- 11.28 Subd. 3. **Writ of recovery stayed.** The issuance of a writ of recovery, other than a  
11.29 conditional writ, shall be stayed for a reasonable period not to exceed seven days to allow  
11.30 the resident to arrange to remove the resident's home from the lot or for the purpose of an  
11.31 in park sale, as provided in section 327C.07.
- 12.1 Sec. 14. Minnesota Statutes 2024, section 327C.11, is amended by adding a subdivision  
12.2 to read:
- 12.3 Subd. 5. **Good cause.** (a) Upon a showing of good cause, the court may stay a writ under  
12.4 subdivision 3 or issue a conditional writ under subdivision 4 for a reasonable period not to  
12.5 exceed 30 days.
- 12.6 (b) Paragraph (a) does not apply to an action brought on the basis that the resident  
12.7 engaged in behavior that seriously endangered the safety of other residents or intentionally  
12.8 and seriously damaged the property of the park owner or a resident.
- 12.9 Sec. 15. Minnesota Statutes 2024, section 327C.15, is amended to read:
- 12.10 **327C.15 REMEDIES; PENALTIES; ENFORCEMENT.**
- 12.11 (a) Any violation of sections 327C.015 to 327C.14 is a violation of a law referred to in  
12.12 section 8.31, subdivision 1.
- 12.13 (b) A park owner that violates sections 327C.015 to 327C.14 is liable for:
- 12.14 (1) actual, incidental, and consequential damages sustained by the resident as a result  
12.15 of the violation;
- 12.16 (2) injunctive relief as determined by the court;
- 12.17 (3) equitable relief a court considers just and reasonable in the circumstances; and
- 12.18 (4) in the case of any successful action, the cost of the action and reasonable attorney  
12.19 fees as determined by the court.
- 12.20 (c) The remedies provided under this section are cumulative, not exclusive, and do not  
12.21 restrict any remedy that is otherwise available to a plaintiff at law or in equity.

- 12.22 Sec. 16. Minnesota Statutes 2024, section 462A.041, is amended to read:
- 12.23 **462A.041 MEETINGS BY TELEPHONE OR OTHER ELECTRONIC MEANS**
- 12.24 **INTERACTIVE TECHNOLOGY.**
- 12.25 (a) For the purposes of this section, "interactive technology" has the meaning in section
- 12.26 13D.001, subdivision 2.
- 12.27 ~~(a) Notwithstanding sections 13D.01 and 13D.02;~~ (b) The Housing Finance Agency may
- 12.28 conduct a meeting of its members by telephone or other electronic means interactive
- 12.29 technology so long as the following conditions are met:
- 13.1 (1) all members of the agency participating in the meeting, wherever their physical
- 13.2 location, can hear one another and can hear all discussion and testimony;
- 13.3 (2) members of the public present at the regular meeting location of the agency can hear
- 13.4 all discussion and testimony and all votes of members of the agency;
- 13.5 (3) at least one member of the agency, the commissioner, the deputy commissioner, or
- 13.6 an attorney for the agency is physically present at the regular meeting location; and
- 13.7 (4) all votes are conducted by roll call, so each member's vote on each issue can be
- 13.8 identified and recorded.
- 13.9 ~~(b)~~ (c) Each member of the agency participating in a meeting by electronic means
- 13.10 interactive technology is considered present at the meeting for purposes of determining a
- 13.11 quorum and participating in all proceedings.
- 13.12 ~~(c)~~ (d) If telephone or another electronic means interactive technology is used to conduct
- 13.13 a meeting, the agency to the extent practical, shall allow a person to monitor the meeting
- 13.14 electronically from a remote location. The agency may require the person making such a
- 13.15 connection to pay for documented marginal costs that the agency incurs as a result of the
- 13.16 additional connection. Meetings must be made available on a website for live video streaming
- 13.17 and be archived on a website for playback at a later time.
- 13.18 ~~(d)~~ (e) If telephone or another electronic means interactive technology is used to conduct
- 13.19 a regular, special, or emergency meeting, the agency shall provide notice of the regular
- 13.20 meeting location, of the fact that some members may participate by electronic means
- 13.21 interactive technology, and of the provisions of paragraph ~~(e)~~ (d). The timing and method
- 13.22 of providing notice is governed by section 13D.04.
- 13.23 **EFFECTIVE DATE.** This section is effective August 1, 2026.
- 13.24 Sec. 17. Minnesota Statutes 2024, section 462A.20, subdivision 2, is amended to read:
- 13.25 Subd. 2. **Which money in fund.** (a) There shall be paid into the housing development
- 13.26 fund:

- 13.27 (1) any moneys appropriated and made available by the state for the purposes of the
- 13.28 fund;
- 13.29 (2) any moneys transferred into and made available by the state for the purposes of the
- 13.30 fund;
- 13.31 ~~(2)~~ (3) any moneys which the agency receives in repayment of advances made from the
- 13.32 fund;
- 14.1 ~~(3)~~ (4) any other moneys which may be made available to the agency for the purpose of
- 14.2 the fund from any other source or sources;
- 14.3 ~~(4)~~ (5) all fees and charges collected by the agency;
- 14.4 ~~(5)~~ (6) all interest or other income not required by the provisions of a resolution or
- 14.5 indenture securing notes or bonds to be paid into another special fund.
- 14.6 (b) Notwithstanding section 462A.21 or any laws to the contrary, all moneys appropriated
- 14.7 to the agency by the state that are not appropriated for the purpose of the housing
- 14.8 development fund must be treated under the provisions of section 16A.28.
- 14.9 **EFFECTIVE DATE.** This section is effective the day following final enactment.
- 15.23 Sec. 20. **[462A.2094] CAPACITY BUILDING GRANTS.**
- 15.24 The agency may make capacity building grants to nonprofit organizations, local
- 15.25 government units, Indian tribes, and Indian tribal organizations to expand their capacity to
- 15.26 provide affordable housing and housing-related services. The grants may be used to assess
- 15.27 housing needs and to develop and implement strategies to meet those needs, including but
- 15.28 not limited to the creation or preservation of affordable housing, prepurchase and
- 15.29 postpurchase counseling and associated administrative costs, and the linking of supportive
- 15.30 services to the housing. The agency must adopt policies and procedures specifying the
- 15.31 eligible uses of grant money. Funding priority may be given to those applicants that include
- 15.32 low-income persons in their membership, have provided housing-related services to
- 15.33 low-income people, and demonstrate a local commitment of local resources, which may
- 15.34 include in-kind contributions.
- 15.35 **EFFECTIVE DATE.** This section is effective the day following final enactment.
- 16.22 Sec. 23. Minnesota Statutes 2024, section 462A.222, is amended by adding a subdivision
- 16.23 to read:
- 16.24 Subd. 5. **Limitation on rental increases.** A housing project awarded tax credits under
- 16.25 this section must not increase rent in any 12-month period by a percentage exceeding the
- 16.26 percent change in the Consumer Price Index for all urban consumers, as published by the
- 16.27 Bureau of Labor Statistics of the Department of Labor, for the most recent 12-month period.

16.28 ~~The limitation on rent increases in this subdivision applies only to an income-restricted unit~~  
 16.29 ~~rented by a resident 65 years of age or over.~~

16.30 **EFFECTIVE DATE.** ~~This section is effective August 1, 2026, and applies to rent~~  
 16.31 ~~increases that take effect on or after that date.~~

19.25 Sec. 26. ~~Minnesota Statutes 2024, section 462A.395, subdivision 3, is amended to read:~~

19.26 Subd. 3. **Eligible projects.** ~~Housing projects eligible To be eligible for a grant under~~  
 19.27 ~~this section, a housing project must be located outside of the metropolitan area, and may~~  
 19.28 ~~be:~~

19.29 (1) ~~a single-family or multifamily housing development;~~

19.30 (2) ~~a multifamily housing development;~~

20.1 ~~and either owner-occupied or rental. Housing projects eligible for a grant under this~~  
 20.2 ~~section may also be (3) a manufactured home development qualifying for homestead~~  
 20.3 ~~treatment under section 273.124, subdivision 3a;~~

20.4 (4) ~~a housing project funded under section 462A.38; or~~

20.5 (5) ~~a housing project funded under section 462A.39.~~

20.6 Sec. 27. ~~Minnesota Statutes 2024, section 462A.40, subdivision 3, is amended to read:~~

20.7 Subd. 3. **Eligible recipients; definitions; restrictions; use of funds.** (a) ~~The agency~~  
 20.8 ~~may award a grant or a loan to any recipient that qualifies under subdivision 2. The agency~~  
 20.9 ~~must not award a grant or a loan to a disqualified individual or disqualified business.~~

20.10 (b) ~~For the purposes of this subdivision disqualified individual means:~~

20.11 (1) ~~an individual who or an individual whose immediate family member made a~~  
 20.12 ~~contribution to the account in the current or prior taxable year and received a credit certificate;~~

20.13 (2) ~~an individual who or an individual whose immediate family member owns the housing~~  
 20.14 ~~for which the grant or loan will be used;~~

20.15 (3) ~~an individual who meets the following criteria:~~

20.16 (i) ~~the individual is an officer or principal of a business entity; and~~

20.17 (ii) ~~that business entity made a contribution to the account in the current or previous~~  
 20.18 ~~taxable year and received a credit certificate; or~~

20.19 (4) ~~an individual who meets the following criteria:~~

20.20 (i) ~~the individual directly owns, controls, or holds the power to vote 20 percent or more~~  
 20.21 ~~of the outstanding securities of a business entity; and~~

- 20.22 (ii) that business entity made a contribution to the account in the current or previous  
20.23 taxable year and received a credit certificate.
- 20.24 (c) For the purposes of this subdivision disqualified business means a business entity  
20.25 that:
- 20.26 (1) made a contribution to the account in the current or prior taxable year and received  
20.27 a credit certificate;
- 20.28 (2) has an officer or principal who is an individual who made a contribution to the  
20.29 account in the current or previous taxable year and received a credit certificate; or
- 20.30 (3) meets the following criteria:
- 21.1 (i) the business entity is directly owned, controlled, or is subject to the power to vote 20  
21.2 percent or more of the outstanding securities by an individual or business entity; and
- 21.3 (ii) that controlling individual or business entity made a contribution to the account in  
21.4 the current or previous taxable year and received a credit certificate.
- 21.5 (d) For purposes of this subdivision, "immediate family" means the taxpayer's spouse,  
21.6 parent or parent's spouse, sibling or sibling's spouse, or child or child's spouse. For a married  
21.7 couple filing a joint return, the limitations in this subdivision apply collectively to the  
21.8 taxpayer and spouse.
- 21.9 (e) Before applying for a grant or loan, all recipients must sign a disclosure that the  
21.10 disqualifications under this subdivision do not apply. The Minnesota Housing Finance  
21.11 Agency must prescribe the form of the disclosure. The Minnesota Housing Finance Agency  
21.12 may rely on the disclosure to determine the eligibility of recipients under paragraph (a).
- 21.13 (f) The agency may award grants or loans to a city as defined in section 462A.03,  
21.14 subdivision 21; a federally recognized American Indian tribe or subdivision located in  
21.15 Minnesota; a tribal housing corporation; a private developer; a nonprofit organization; a  
21.16 housing and redevelopment authority under sections 469.001 to 469.047; a public housing  
21.17 authority or agency authorized by law to exercise any of the powers granted by sections  
21.18 469.001 to 469.047; or the owner of the housing. The provisions of subdivision 2, and  
21.19 paragraphs (a) to (e) and (g) of this subdivision, regarding the use of funds and eligible  
21.20 recipients apply to grants and loans awarded under this paragraph.
- 21.21 (g) Except for projects receiving funding under section 462A.39, eligible recipients must  
21.22 use the funds to serve households that meet the income limits as provided in section 462A.33,  
21.23 subdivision 5.
- 22.7 Sec. 29. Minnesota Statutes 2024, section 474A.02, subdivision 1a, is amended to read:
- 22.8 Subd. 1a. **Aggregate bond limitation.** "Aggregate bond limitation" means ~~up to 55 the~~  
22.9 greater of: (1) 30 percent of the reasonably expected aggregate basis of a residential rental  
22.10 project and the land on which the project is or will be located; or (2) the maximum

- 22.11 supportable permanent amortizing debt, subject to a maximum of 40 percent of the reasonably  
 22.12 expected aggregate basis of a residential rental project and the land on which the project is  
 22.13 or will be located.
- 22.14 **EFFECTIVE DATE.** This section is effective January 1, 2027.
- 22.15 Sec. 30. Minnesota Statutes 2024, section 500.215, subdivision 1, is amended to read:
- 22.16 Subdivision 1. **General rule.** (a) Any provision of any deed restriction, subdivision  
 22.17 regulation, restrictive covenant, local ordinance, contract, rental agreement or regulation,  
 22.18 or homeowners association document that limits the right of an owner or tenant of residential  
 22.19 property to display the flag of the United States and, the flag of the State of Minnesota, the  
 22.20 National League of Families POW/MIA flag, the flag of any branch of the United States  
 22.21 Armed Forces, or a Blue Star Service flag or a Gold Star Service flag, is void and  
 22.22 unenforceable.
- 22.23 (b) "Homeowners association document" includes the declaration, articles of  
 22.24 incorporation, bylaws, and rules and regulations of:
- 22.25 (1) a common interest community, as defined in section 515B.1-103(10), regardless of  
 22.26 whether the common interest community is subject to chapter 515B; and
- 22.27 (2) a residential community that is not a common interest community, as defined in  
 22.28 section 515B.1-103(10).
- 22.29 **EFFECTIVE DATE.** This section is effective the day following final enactment and  
 22.30 applies to all limitations described in this section and not excepted in Minnesota Statutes,  
 22.31 section 500.215, subdivision 2, regardless of whether adopted before, on, or after that date.
- 23.1 Sec. 31. **[500.50] SINGLE-FAMILY HOMES; PRIVATE EQUITY OWNERSHIP**  
 23.2 **PROHIBITED.**
- 23.3 Subdivision 1. **Definitions.** (a) For purposes of this section, the following terms have  
 23.4 the meanings given.
- 23.5 (b) "Family entity" means an entity, however organized, that meets the following  
 23.6 standards:
- 23.7 (1) all its members are natural persons related to each other within the third degree of  
 23.8 kindred according to the rules of civil law; and
- 23.9 (2) its revenue from rent or any other means is paid directly from one member to another.
- 23.10 (c) "Homestead" is a property classified as class 1a under section 273.13, subdivision  
 23.11 22.
- 23.12 (d) "Private equity company" means an investor or group of investors who, alone or in  
 23.13 concert with one or more other entities, primarily engage in the raising or returning of capital  
 23.14 and who invest, develop, or dispose of specified assets. Private equity company includes

- 23.15 publicly or nonpublicly traded entities, real estate investment trusts, and any investment  
 23.16 firm that buys and manages private companies to make a profit. A private equity company  
 23.17 does not include the following:
- 23.18 (1) a local, state, or federal unit of government or agency;  
 23.19 (2) a Tribal government or Tribally designated housing entity;  
 23.20 (3) a land trust as defined in section 462A.31;  
 23.21 (4) a nonprofit organized under chapter 317A that is creating, rehabilitating, or providing  
 23.22 affordable housing to low- and moderate-income renters or home buyers;  
 23.23 (5) a corporation primarily engaged in housing development through the construction  
 23.24 or substantial rehabilitation of single-family homes;  
 23.25 (6) a mortgage note holder that owns the single-family homes through foreclosure; or  
 23.26 (7) a family entity.
- 23.27 (e) "Real estate investment trust" has the meaning given in United States Code, title 26,  
 23.28 section 856.
- 23.29 (f) "Single-family home" means a residential property consisting of one to four dwelling  
 23.30 units, but does not include:
- 24.1 (1) an assisted living facility with fewer than five dwelling units licensed under chapter  
 24.2 144G; or
- 24.3 (2) a residential property with fewer than five dwelling units that is controlled by a  
 24.4 provider licensed under chapters 245A and 245D and in which residential supports and  
 24.5 services as defined in section 245D.03, subdivision 1, paragraph (c), clause (3), or integrated  
 24.6 community support as defined in section 245D.03, subdivision 1, paragraph (c), clause (8),  
 24.7 are provided.
- 24.8 (g) "Substantial rehabilitation" means the repair, reconstruction, or improvement of  
 24.9 existing single-family homes that:
- 24.10 (1) increases the value of each single-family home by 20 percent or more; and  
 24.11 (2) makes each single-family home:
- 24.12 (i) compliant with the State Building Code; and  
 24.13 (ii) safe, sanitary, and in compliance with the applicable health and safety laws of the  
 24.14 United States, of the state, and of the local units of government, including ordinances  
 24.15 regulating rental licensing.
- 24.16 Subd. 2. **Single-family homes; private equity ownership prohibition.** A private equity  
 24.17 company is prohibited from having a direct or indirect ownership interest in a single-family

24.18 home. This subdivision does not prohibit a natural person from acquiring an ownership  
 24.19 interest in a home that is classified as homestead property for tax purposes.

24.20 Subd. 3. **Exemption; disclosure.** (a) This section does not apply to a private equity  
 24.21 company with an ownership interest in fewer than 100 single-family homes.

24.22 (b) A private equity company must not have an interest in or receive a benefit from a  
 24.23 private equity company that is subject to the exemption under paragraph (a).

24.24 (c) A private equity company subject to the exemption under paragraph (a) must, upon  
 24.25 request, disclose the following to the attorney general:

24.26 (1) a description of all persons with an interest in or affiliated with the private equity  
 24.27 company;

24.28 (2) a description of all persons receiving a benefit from the private equity company;

24.29 (3) a description of all homes the private equity company owns in Minnesota; and

24.30 (4) any other financial disclosures requested by the attorney general.

25.1 Subd. 4. **Civil penalty; enforcement.** A private equity company that violates this section  
 25.2 is subject to a civil penalty of \$100,000 per violation. The attorney general may enforce  
 25.3 this section pursuant to section 8.31. The attorney general must provide written notice of  
 25.4 the alleged violation under this section to the private equity company at least 90 days before  
 25.5 filing an enforcement action. Notwithstanding any contrary provision in law, including but  
 25.6 not limited to section 16A.151, any civil penalty recovered under this subdivision must be  
 25.7 deposited into the workforce and affordable homeownership development account under  
 25.8 section 462A.38, subdivision 7.

25.9 **EFFECTIVE DATE.** This section is effective August 1, 2026, and applies to interests  
 25.10 in real property acquired on or after that date.

25.11 Sec. 32. Laws 2025, chapter 32, article 1, section 2, subdivision 16, is amended to read:

25.12 Subd. 16. **Capacity Building Grants** 645,000 645,000

25.13 This appropriation is for capacity building  
 25.14 grants under Minnesota Statutes, section  
 25.15 ~~462A.21, subdivision 3b~~ 462A.2094.

25.16 Sec. 33. **TASK FORCE ON HOUSING TAXES AND FEES.**

25.17 Subdivision 1. **Establishment.** The Task Force on Housing Taxes and Fees is established  
 25.18 to study and analyze the impact of state, county, and local taxes, fees, and exactions on the  
 25.19 cost of housing development and preservation in the state.

25.20 Subd. 2. **Membership.** (a) The task force consists of 16 members, appointed as follows:

- 25.21 (1) two members of the house of representatives, one appointed by the speaker of the  
25.22 house and one appointed by the minority leader;
- 25.23 (2) two members of the senate, one appointed by the majority leader and one appointed  
25.24 by the minority leader;
- 25.25 (3) the commissioner of revenue, or a designee;
- 25.26 (4) the commissioner of the Minnesota Housing Finance Agency, or a designee;
- 25.27 (5) one member representing the Association of Minnesota Counties;
- 25.28 (6) one member representing the League of Minnesota Cities;
- 25.29 (7) one member representing the Builders Association of Minnesota;
- 25.30 (8) one member representing the Minnesota Realtors;
- 26.1 (9) one member representing the Minnesota Multi Housing Association;
- 26.2 (10) one member representing a nonprofit affordable housing developer;
- 26.3 (11) one member representing a Tribal government; and
- 26.4 (12) three members of the public with expertise in municipal finance or housing policy,  
26.5 appointed by the governor.
- 26.6 (b) Appointments must be made no later than July 1, 2026.
- 26.7 (c) The task force must elect a chair at its first meeting from among the legislative task  
26.8 force members.
- 26.9 Subd. 3. **Duties.** The task force shall:
- 26.10 (1) inventory all current state and local taxes and related fees imposed on the development  
26.11 of new housing, including but not limited to building permit fees, exactions, park dedication  
26.12 fees, and infrastructure impact fees;
- 26.13 (2) analyze the cumulative effect of state and local taxes and fees on the net cost of  
26.14 residential construction;
- 26.15 (3) analyze how housing-related taxes are allocated to state, county, and local  
26.16 governments; and
- 26.17 (4) make recommendations for legislative or administrative changes to reduce the cost  
26.18 burden of taxes and fees on housing while maintaining essential public services.
- 26.19 Subd. 4. **Administration.** The Legislative Coordinating Commission shall convene the  
26.20 first meeting by August 15 and provide staff and administrative support to the task force.

11.16 Sec. 8. **REPEALER.**  
 11.17 Minnesota Statutes 2024, section 462A.21, subdivision 5, is repealed.  
 11.18 **EFFECTIVE DATE.** This section is effective the day following final enactment.

26.21 Subd. 5. **Open Meeting Law.** Meetings of the task force are subject to Minnesota  
 26.22 Statutes, chapter 13D.  
 26.23 Subd. 6. **Compensation.** Members of the task force shall receive no compensation and  
 26.24 are not eligible for reimbursement of expenses.  
 26.25 Subd. 7. **Report.** By February 15, 2027, the task force shall submit a report with its  
 26.26 findings and recommendations to the chairs and ranking minority members of the legislative  
 26.27 committees with jurisdiction over housing and taxes.  
 26.28 Subd. 8. **Expiration.** The task force expires the day after submitting the report required  
 26.29 under subdivision 7.  
 26.30 **EFFECTIVE DATE.** This section is effective the day following final enactment.  
 27.1 Sec. 34. **REPEALER.**  
 27.2 (a) Minnesota Statutes 2024, section 327C.096, is repealed.  
 27.3 (b) Minnesota Statutes 2024, section 462A.21, subdivisions 3b, 5, 23, and 26, are  
 27.4 repealed.  
 27.5 **EFFECTIVE DATE.** Paragraph (b) is effective the day following final enactment.