



February 24, 2026

Re: SF 1750 (Bahner) Common Interest Communities and Homeowners Associations

Chair Koegel, Chair O’Driscoll and members of the House Commerce Finance and Policy Committee:

The League of Minnesota Cities appreciates the opportunity to provide comments on SF 1750, which includes policy recommendations of the Legislative Working Group on Common Interest Communities and Homeowners Associations. We also appreciate the participation of City of Bloomington Community Development Director Kim Berggren, who provided important city perspectives to the working group on these complex issues. Homeowner associations (HOAs) when effectively run are important aspects of residential development and property management that ensure management of private common area property, provide services, amenities, and facilities, and set and enforce community rules.

It is important to note that while cities may seek to ensure private common area property in a development is properly managed by those benefiting from the common property, cities do not have the legal authority to directly mandate the establishment of HOAs nor do cities have oversight over HOA covenants, conditions, and restrictions or governance. There are also areas in statute including Minn. Stat. 515B that requires ownership associations for Common Interest Communities (CICs).

We appreciate the working group’s recommendations to improve HOA/CIC oversight, further focus the scope of HOAs/CICs on the upkeep and maintenance of private common area property, improve transparency and information sharing of HOA government documents to homeowners and renters, and consider dispute resolution avenues other than courts to resolve issues. As this committee considers SF 1750, which includes the working group’s recommendations, we urge the committee to avoid advancing language that prevents the ability of a city to ensure that private common area property is adequately managed. We also urge the committee to avoid language that may result in cities being forced to manage property in a development that should be private property, which will increase costs to the city and taxpayers. The provisions in Section 18 of the bill, “Local Government Regulations,” while improved, are currently being negotiated and considered in the context of the Yes to Homes zoning and land use reform legislation and we prefer to continue the work there rather than having similar language moving in two separate bills.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Daniel Lightfoot". The signature is written in a cursive style with a large initial "D".

Daniel Lightfoot
Senior Intergovernmental Relations Representative
League of Minnesota Cities