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AARP Support for SF 1750
House of Representatives Commerce Finance and Policy Committee
February 24, 2026

Chairs O'Driscoll, Koegel, and Committee Members,

AARP Minnesota respectfully requests your support for SF 1750. This bill addresses long-standing concerns among residents of homeowners associations, condominiums, and cooperatives—many of whom are older adults living on fixed incomes.

The bill places reasonable limits on late fees, fines, and attorney fees, and modifies foreclosure procedures to prevent aggressive or unjust property seizures. These provisions are vital to ensuring housing stability, especially for older adults who may be vulnerable to financial exploitation.

By improving notice requirements, limiting proxy voting, and establishing conflict-of-interest standards for board members, SF 1750 empowers residents with greater oversight and participation in community governance. These reforms reflect AARP's call for transparent and accountable HOA operations. Importantly, SF 1750 prohibits local governments from requiring or incentivizing the creation of HOAs as a condition for development approval. This provision supports housing choice and affordability—core tenets of AARP's housing policy.

The bill expands unit owner rights and introduces a process for resolving disputes that fosters collaboration and reduces the need for costly litigation, aligning with AARP's support for alternative dispute resolution in common interest developments.

On behalf of our more than 620,000 members statewide, thank you for your careful consideration of SF 1750. For further discussion, please contact AARP Minnesota State Advocacy Director, Thomas Elness, at telness@aarp.org.

A handwritten signature in black ink that reads "Cathy McLeer".

Cathy McLeer
State Director, AARP Minnesota

