

January 24, 2023

Chair Howard and members of the House Housing Finance and Policy Committee:

Thank you for the opportunity to submit written testimony on Rep. Pérez-Vega's HF 602.

Minnesota Realtors® was founded in 1919 and is a statewide business trade association with a membership of over 22,000 real estate professionals working with buyers and sellers of all types of property every day.

Minnesota Realtors® strongly supports the right of all Minnesotans to own, use, and transfer real property and our members are committed to offering equal professional service to all.

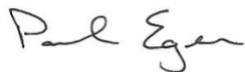
We would like to share our concerns with HF 602, which would prohibit an eviction action for nonpayment of rent against a tenant if the tenant can demonstrate that they have a pending application for rental assistance with a federal agency, state agency, or local unit of government.

Missing from the bill is any language requiring immediate consideration of the rental assistance application by the responsible governmental entity. If immediate consideration does not occur, rent will continue to go unpaid.

Property ownership comes with significant financial obligations, such as a mortgage, property taxes, insurance, and routine maintenance. The weeks or months the property owner is not receiving payment for their rental housing unit will put some owners in a difficult financial position and may result in some not being able to keep up with their mortgage payments and other expenses or maintain the property to the standard they and their tenants expect.

Again, thank you for the opportunity to submit this written testimony.

Sincerely,



Paul Eger
Senior Vice President, Governmental Affairs
Minnesota Realtors®