

March 22, 2023

Chair Becker-Finn and Members of the House Judiciary and Civil Law Committee:

Thank you for the opportunity to provide written testimony on Rep. Agbaje's HF 917, the landlord and tenant omnibus bill.

Minnesota Realtors® (MNR) is a statewide business trade association founded in 1919 and has a membership of over 22,000 members working with buyers and sellers of all types of property in every corner of the state.

MNR 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.

Overall, HF 917 would add to the challenges of owning and managing rental properties.

Among the provisions in the bill, Article 1, Sections 1-4 would require a property owner to participate in voluntary federal, state, or local housing assistance programs, such as the Section 8 Housing Choice Voucher Program.

Language in the bill would add, "participation in or requirements of a public assistance program," along with a new definition of "public assistance program," to Minn. Stat. 363A.09. This language does not recognize that some government assistance programs may include requirements for property owners that present challenging financial or administrative obligations.

When property owners encounter financial and administrative challenges that increase costs, those costs may be passed onto tenants in the form of rent increases.

We respectfully suggest a better approach to increasing participation by property owners in voluntary programs could be addressed by focusing on programmatic improvements and the development of incentives.

We appreciate the opportunity to provide written testimony on HF 917 and we look forward to working with Rep. Agbaje and other stakeholders on these issues as the bill moves forward.

Sincerely,



Paul Eger
Senior Vice President of Governmental Affairs
Minnesota Realtors®