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# State of Minnesota

## HOUSE OF REPRESENTATIVES

NINETY-FOURTH SESSION

# H. F. No. 2614

03/20/2025

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The bill was read for the first time and referred to the Committee on Elections Finance and Government Operations

- 1.1 A bill for an act
- 1.2 relating to local government; prohibiting certain governing bodies from requiring
- 1.3 or incentivizing creation of homeowners associations; prohibiting certain governing
- 1.4 bodies from requiring terms not required under state law in homeowners association
- 1.5 documents; amending Minnesota Statutes 2024, section 394.25, by adding a
- 1.6 subdivision; proposing coding for new law in Minnesota Statutes, chapter 462.
- 1.7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:
- 1.8 Section 1. Minnesota Statutes 2024, section 394.25, is amended by adding a subdivision
- 1.9 to read:
- 1.10 Subd. 11. **Homeowners associations.** (a) A county must not condition approval of a
- 1.11 residential building permit or conditional use permit; residential subdivision development
- 1.12 or residential planned unit development; or any other permit related to residential
- 1.13 development on the:
- 1.14 (1) creation of a homeowners association;
- 1.15 (2) inclusion of any service, feature, or common property necessitating a homeowners
- 1.16 association;
- 1.17 (3) inclusion of any terms in a homeowners association declaration, bylaws, articles of
- 1.18 incorporation, or any other governing document that is not required under state law; or
- 1.19 (4) adoption or revocation of, or amendment to, a rule or regulation governing the
- 1.20 homeowners association or its members.
- 1.21 (b) A county must not take any action that requires a residential property to be part of
- 1.22 a homeowners association or provide an incentive for such membership. A county must not

2.1 require or incentivize a homeowners association to adopt, revoke, or amend a term in any  
2.2 governing document or a rule or regulation not required under state law.

2.3 Sec. 2. **[462.3577] MUNICIPALITIES; HOMEOWNERS ASSOCIATIONS.**

2.4 (a) A municipality, joint planning board, or public corporation must not condition  
2.5 approval of a residential building permit or conditional use permit; residential subdivision  
2.6 development or residential planned unit development; or any other permit related to  
2.7 residential development on the:

2.8 (1) creation of a homeowners association;

2.9 (2) inclusion of any service, feature, or common property necessitating a homeowners  
2.10 association;

2.11 (3) inclusion of any terms in a homeowners association declaration, bylaws, articles of  
2.12 incorporation, or any other governing document that is not required under state law; or

2.13 (4) adoption or revocation of, or amendment to, a rule or regulation governing the  
2.14 homeowners association or its members.

2.15 (b) A municipality, joint planning board, public corporation, or the Metropolitan Council  
2.16 must not take any action that requires a residential property to be part of a homeowners  
2.17 association or provide an incentive for such membership. A municipality, joint planning  
2.18 board, public corporation, or the Metropolitan Council must not require or incentivize a  
2.19 homeowners association to adopt, revoke, or amend a term in any governing document or  
2.20 a rule or regulation not required under state law.