

Chapter 82

2026 Regular Session

Subject Common Interest Community Act, Chapter 515B Updates

Bill S.F. 1750

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Date May 22, 2026

Overview

This law amends many existing sections in the current common interest community chapter 515B that governs condos and homeowners' associations, also referred to as CICs and HOAs.

The changes made to the chapter provide additional requirements for associations, including requirements related to fees, fines, rules, notices, agendas, annual meetings and budgets, parking, foreclosures, disclosures, conflicts of interest, and board elections. There is also a new section of law related to local government actions that could impose or require an HOA or CIC to be formed.

Most sections in this act are effective on January 1, 2027, and apply to actions taken by associations on or after that date. The provisions of this law apply to HOAs and CICs regardless of when they were created.

Summary

Section	Description
1	Definitions. Provides new definitions for "mortgagee," "governing documents," and "property manager." This section is effective on or after May 12, 2026.
2	Termination of common interest community. Creates a new standard to dissolve HOAs where there are no common elements and the properties are all single-family detached homes. Clarifies that a termination agreement must include how to sell common elements.
3	Powers and duties of unit owners' association. Changes various provisions related to rules, fees, fines, and actions by HOAs and condo associations, including:

Section	Description
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- notice related to adopting or revoking rules;
- amending how fines are imposed, setting a cap for certain violations at \$100;
- clarifying how hearings on fines occur;
- requiring a list of common fines for residents;
- capping late payments for certain fees at \$20 or five percent of the fee;
- requiring the association to accept a payment if made by a unit owner, and to apply to assessments first unless otherwise agreed to by the unit owners;
- providing an association must consider payment plans for money owed to the association;
- requiring associations to hear certain grievances without charge.

4 **Board of directors, officers and declarant control.**

Provides new requirements for three-year director terms and staggered elections. This section also requires board meeting agendas and documents to be made available to unit owners, and allows unit owners to speak on those items at the board meeting without cost. This section provides that board meeting minutes do not have to be kept to discuss routine maintenance.

This section provides new standards on conflicts of interest, including:

- a board member cannot vote on a contract if the board member or one of their family members has a financial interest in the contract;
- a board member or property manager cannot ask for payment or accept compensation to vote in favor of a contract;
- a minimum of three bids are required for contracts valued at more than \$50,000, and any contractor that is affiliated with a board member must disclose that before a vote;
- the board is required to use reasonable business criteria provided in statute to evaluate bids, and exceptions are provided to this section; and
- declarant contracts cannot last longer than 12 months after a declarant control period.

5 **Bylaws; annual report.**

Adds a notice to unit owners about insurance deductibles and the need for unit owner insurance to cover association assessments.

6 **Upkeep of common interest communities.**

Requires board to have a process to approve alterations to units and to make decisions on alteration requests within 90 days.

Section	Description
	Prohibits certain parking regulations, including allowing different types of vehicles to be parked at their home or on common parking areas as long as they do not encroach on walkways or interfere with parking, driveways, or other common elements.
7	Assessment for common expenses; CIC created before August 1, 2010. Provides that associations must give notice on their proposed budget and adopt a collection policy for collecting money owed by unit owners that requires at least three notices for money owed, including one sent by certified mail.
8	Assessments for common expenses; CIC created on or after August 1, 2010. Provides that associations must give notice on their proposed budget and adopt a collection policy for collecting money owed by unit owners that requires at least three notices for money owed, including one sent by certified mail.
9	Liens for assessment. Provides requirements for foreclosure, specifies that the fines must be more than three months overdue, and clarifies that all HOA and CIC foreclosures follow the procedure created in chapters 580 and 581, regardless of how old they are.
10	Legal fees; notice required. Creates a new section on when an association can refer issues to legal council and how to notify the unit owner of the potential charges.
11	Disclosure statement; general provisions; CIC created on or after August 1, 2010. Adds information that is provided in the disclosure statements for purchase, including information about the association's insurance deductibles and owner's potential liabilities, as well as reserve studies for estimates on upcoming payments, a list of common fines, basic information on owning a home in a CIC or HOA, and governing documents.
12	Resale of units. Adds information required to be provided when a condo or HOA unit is being sold similar to the disclosure statements, and includes a list of common fines and collection policies, reserve studies, information on association insurance deductibles and liability, and basic information on owning a home in a CIC or HOA and governing documents.

Section	Description
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13	<p>Rights of action; retaliation prohibited; attorney’s fees.</p> <p>Prohibits retaliation against a unit owner for asserting their rights, and prohibits disclosing information that is protected by the Safe at Home program by an association.</p>
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14	<p>Local government regulations.</p> <p>Prohibits a city, county, or town that is issuing a residential building permit, or a development or other permit, from requiring:</p> <ul style="list-style-type: none">▪ the formation of an HOA or CIC, or a common element that would necessitate the same; or▪ certain items, rules, or regulations from being included in the governing documents.
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This section still allows a local government to require maintenance or insurance of common elements and easements to access public infrastructure.



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