

HOUSE RESEARCH

Bill Summary

FILE NUMBER: H.F. 3015
Version: As introduced

DATE: March 18, 2016

Authors: Urdahl

Subject: City of Dassel tax forfeited land

Analyst: Chris Kleman

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Overview

The Minnesota Common Interest Community Act (chapter 515B) sets minimum thresholds regarding the percentage of unit owners needed in a common interest community (CIC) to take actions related to amending the CIC's declarations, terminating the CIC, severing parcels from the CIC, or altering its boundaries. After land that is part of a CIC is forfeited to the state, however, there is no specific grant of statutory authority allowing the state to act as a unit owner. In CICs where the state owns a significant number of parcels, the lack of state authority to act as a unit owner prevents the minority unit owners from taking the actions described above, because they cannot meet the minimum thresholds required under chapter 515B.

This bill temporarily authorizes Meeker County to exercise limited authority as a unit owner of a majority of tax-forfeited parcels in the City of Dassel, with respect to the Summit Hills development. The authority granted would allow the county to vote with other unit owners to amend the covenants, terminate the CIC, or otherwise prepare the parcels for sale.

Section

1 Meeker County tax-forfeited land; rights of state as unit owner in common interest community. (a) Authorizes the Meeker County auditor to act to amend or terminate any covenants or restrictions in the Summit Hills development. This paragraph also authorizes the county auditor to exercise the state's authority as a unit owner in the CIC under chapter 515B with respect to: relocation of unit boundaries; amending the declaration; terminating the community; and severance of a portion of the community.

(b) States that the law expires June 30, 2026.

