

H.F. 2381

As amended by H2381A4, H2381A7,
and H2381A12

Subject Manufactured home parks

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Overview

This bill would modify the law applying to the relationships between owners of manufactured homes and owners of manufactured home parks.

Summary

Section	Description
1	Representative acting on behalf of residents. Modifies the percentage of a manufactured home park's residents required to authorize a representative to act on the residents' behalf.
2	Rent. Limits late fees to eight percent of rent.
3	Billing permitted. Prohibits manufactured home park owners from charging residents for costs of repairing utilities or investigating utility disruptions unless a resident caused the problem.
4	Itemized billing required. Requires park owners to itemize all utility charges.
5	Access by utility providers. Prohibits a manufactured home park owner from denying access to utility providers seeking to repair utility equipment. Allows residents to provide access for those purposes.
6	Habitability covenants regarding trees that present safety hazards. Provides that manufactured home park owners' obligations to provide space suitable for human dwelling includes an obligation to address hazards caused by trees. Requires that a park owner remove or hire an arborist to inspect or remove a branch

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	or tree within 14 days after receiving a complaint that the branch or tree is hazardous.
7	<p>Notice of rent increases required.</p> <p>Requires that park owners explain the reason for any rent increases when providing notice of the increase.</p>
8	<p>Rent increases limited.</p> <p>Decreases the number of allowable annual rental increases from two to one. Requires that rent increases be reasonable and creates a presumption that rent increases are unreasonable if they exceed a three percent increase. Creates a presumption that rent increases in a cooperatively owned manufactured home park are reasonable and exempts cooperatively owned manufactured home parks from the other changes made in this section.</p>
9	<p>Payment of rent; digital payment platforms.</p> <p>Requires that park owners who use a digital payment platform: (1) provide an alternative to using the platform; (2) provide itemized statements of rent and other charges on the platform; and (3) provide a phone number to call if the digital payment platform stops working. Prohibits park owners from evicting or taking other adverse action against a resident whose payments were late due to service interruptions of the digital payment platform or due to the absence of alternative means of paying the park owner. Makes a park owner's violation of these requirements an affirmative defense in eviction proceedings against manufactured home park residents.</p>
10	<p>Notice and opportunity to purchase.</p> <p>Requires that park owners provide residents a 60-day notice period prior to selling a park to provide residents an opportunity to offer to purchase the park.</p>
11	<p>Remedies; penalties; enforcement.</p> <p>Provides a nonexhaustive list of remedies that a court may offer in lawsuits over park owners' violations of the restrictions in 327C.</p>
12	<p>Repealer.</p> <p>Repeals a provision requiring that park owners notify residents when they list the park for sale.</p>



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