

Subject Manufactured home park policy modifications

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Overview

This bill makes various changes to manufactured home park policy.

Summary

Section	Description
1	Representative acting on behalf of residents. Lowers the percentage of manufactured home park residents necessary to authorize representation by a representative from 51 percent to greater than 50 percent.
2	Rent. Prohibits late rent fees greater than eight percent of the rent.
3	Billing permitted. Prohibits charges to residents for utility providers costs of repairing or inspecting utility interruptions.
4	Itemized billing required. Requires that park owners itemize bills for park residents.
5	Access by utility providers. Prohibits manufactured home park owners from denying access to utility providers and from prohibiting residents from providing access.
6	Habitability covenants regarding trees that present safety hazards. Requires manufactured home park owners to remove hazardous trees. Requires park owners to hire arborists if there is a dispute over the safety of a tree.
7	Notice of rent increases required. Requires that park owners provide a reason for any rent increases to residents.

Section	Description
8	<p>Rent increases limited.</p> <p>Reduces the number of allowable annual manufactured home park rental increases from two to one. Requires that those increases be reasonable and sets a presumption that increases greater than three percent are unreasonable. Sets a presumption that rent increases by cooperatively owned manufactured home parks is reasonable.</p>
9	<p>Payment of rent; digital payment platforms.</p> <p>Requires that park owners who use digital payment platforms also allow payment by check or cash. Creates certain requirements for digital payment platforms.</p>
10	<p>Notice and opportunity to purchase.</p> <p>Prohibits sale of manufactured home parks fewer than 60 days after providing notice to park residents to provide park residents the opportunity to present an offer to purchase the park.</p>
11	<p>Remedies; penalties; enforcement.</p> <p>Lists liabilities of park owners violating certain provisions of the chapter of law governing manufactured home parks.</p>
12	<p>Repealer.</p> <p>Repeals a provision requiring notice that a manufactured home park owner is advertising sale of the park.</p>



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