



April 17, 2026

Re: Manufactured Home Residents Bill of Rights (SF203 – Housing Omnibus, Sections 1-11)

Dear Chair Marty Members of the Senate Finance Committee:

No matter where we live or what we look like, all Minnesotans need safe, affordable housing. Yet the approximately 180,000 Minnesotans who live in one of our largest sources of affordable housing, manufactured home parks, are facing increasingly untenable pressure from out-of-state investment firms who take advantage of them in a predatory manner.

Most manufactured homeowners own their home but pay lot rent for the land underneath the home in a manufactured home community or “park.” Over the past few years, private equity and other corporate investors have been purchasing manufactured home communities at inflated prices. They then proceed to drastically increase lot rents, often levying additional, mandatory fees for utilities and other services such as lawn mowing and snow clearance. If homeowners fall behind on their rent they can be evicted from the park, losing the equity in their home which then becomes the possession of the park owner. Park owners can turn around and sell these homes, pocketing the proceeds as profit.

Commonly referred to as “mobile homes,” manufactured homes are anything but mobile. Many cannot be moved due to their age or condition. Costs to move a manufactured home can exceed \$20,000, and locations for re-siting a home are extremely scarce.

The Manufactured Home Residents Bill of Rights provides important policy changes to take a step towards leveling the playing field between homeowners (who are tenants of the land) and park owners (landlords). The legislation accomplishes three important things.

First, it would limit lot rent increases to a reasonable amount, not to exceed 3% per year. The bill provides exceptions for increases above this amount if they are necessary to preserve the health and safety of the residents. This figure was derived from manufactured homeowners – many of whom are seniors living on fixed incomes – who worked with the bill authors to craft this legislation. They intended it to closely mirror cost-of-living adjustments for Social Security, which have averaged 2.6% over the past 20 years. For further context, the average annual increase in state median income over the past 20 years has been 2.5%.

Second, it would provide manufactured homeowners a meaningful opportunity to join together to cooperatively purchase the land underneath their homes when a park owner is ready to sell.



Minnesota already has 17 resident-owned communities which are a model of sustainable affordability and self-sufficiency.

Finally, the bill includes important transparency and enforcement provisions to ensure that manufactured homeowners are able to exercise their ability to protect their homes.

We urge the committee's support.

Sincerely,

Lars Negstad
Policy Director