



Legal Services Advocacy Project

April 17, 2026

The Honorable John Marty, Chair
Finance Committee
Minnesota Senate
3235 Minnesota Senate Building
St. Paul, MN 55155

The Honorable Eric Pratt, Ranking Minority Leader
Finance Committee
Minnesota Senate
2217 Floor Minnesota Senate Building
St. Paul, MN 55155

Dear Chair Marty, Ranking Minority Leader Pratt, and Members of the Finance Committee:

The Legal Services Advocacy Project (LSAP) writes in support of SF 203, specifically the sections enhancing protections for manufactured home park residents and section 28, which reins in the abuses that have become evident and rampant with respect to private equity purchases of single-family homes in Minnesota. LSAP provides legislative and administrative policy advocacy on behalf of Legal Aid's low-income, disabled, and elder clients statewide .

SF 203 offers a number of protections that are sorely needed by residents of manufactured home parks, many of whom are Legal Aid clients. In particular, SF 203 caps late fees at 8% of the delinquent rent, putting manufactured home parks on the same footing as rental units governed under Chapter 504B. It is long past time that park residents receive parity.

Second, SF 203 restores the requirement that rents must be reasonable. That common sense standard was, absurdly, eliminated by a dubious court decision in which the requirement under section 327C.02 that excepted "reasonable rent increases" from being unlawful as a "substantial modification" of the lease was simply read out of the law through extraordinarily tortured reasoning.¹ SF 203 sensibly restores fairness in this area.

Third, SF 203 addresses the increasingly problematic use of "portals" (online, electronic payment and communication systems) by residents. The use of these portals is required and often the only way pay rent, request repairs, or communicate with the park owner. Like all technology, it doesn't always work. And when they don't work the resident can't do any of these things. SF 203 wisely provides that when the technology fails, the park owner must provide an alternative and cannot take an adverse action because the system is down.

Finally, SF 203 takes an important step to curb the harmful practices that have emerged from the increasing takeover by private equity of single-family homes used for rentals. As the Private Equity Stakeholder Project notes, "[b]ecause the private equity business model needs to generate high returns on a short timeline, private equity landlords generally do everything possible to maximize cash flow to themselves while cutting costs, including deferring maintenance, skirting regulations, and saddling tenants with junk fees."² LSAP urges the committee to pass SF 203.

Sincerely,

Ron Elwood
Supervising Attorney

¹ See *Skyline Vill. Park Ass'n v. Skyline Vill. L.P.*, 786 N.W.2d 304 (Minn. Ct. App. 2010).

² Private Equity Stakeholder Project, *PESP applauds state-level actions to rein in private equity investments in housing*, March 28, 2025