



H.F. No. 1141 1st Unofficial Engrossment – Housing omnibus

Author: Senator Lindsey Port

Prepared by: Laura Paynter, Legislative Analyst (laura.paynter@mnsenate.gov)

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Section 1 (290.0683, subdivision 1) adds definitions of “greater Minnesota” and “metropolitan area” to the Minnesota housing tax credit section.

Section 2 (290.0683, subdivision 3) requires that 50% of credits are allocated for qualified projects in greater Minnesota, through September 30 of each year. Any amount not allocated by September 30 is made available for credit applications for contributions to other qualified projects statewide beginning on October 1.

Section 3 (327C.015, subdivision 13) makes a technical clarification to the definition of “representative acting on behalf of residents” in the manufactured home parks chapter and states that a homeowner can indicate support for proposing a purchase agreement by signing a document or petition.

Section 4 (327C.03, subdivision 3) specifies that a fee for a delinquent rent payment in a manufactured home park may not exceed eight percent of the delinquent rent payment and requires park owners to provide a receipt to residents who make payments in cash.

Section 5 (327C.04, subdivision 1) states that residents of a manufactured home park may not be charged for utility repairs provided in response to reports of interruptions in utility service.

Section 6 (327C.04) adds a new subdivision to the utility charges section of the manufactured home park statutes requiring itemized billing for residents.

Section 7 (327C.041) inserts a new section in the manufactured home park chapter requiring that park owners allow utility providers access to a park for utility repair work and allows a resident to provide access for these purposes.

Section 8 (327C.051) requires manufactured home park owners to manage trees so they do not become a safety hazard.

Section 9 (327C.06, subdivision 1) states that when a manufactured home park owner issues the required 60 days' written notice of a rent increase, the notice must include the reason for the increase.

Section 10 (327C.06, subdivision 3) limits the number of rent increases in a manufactured home park to once per year, requires rent increases to be reasonable, describes how to determine if a rent increase is reasonable, and states that rent increases approved by resident-owned cooperative are presumed to be reasonable.

Section 11 (327C.065) inserts a new section in the manufactured home park chapter relating to digital payment platforms for rent, fees, and other charges. The section defines alternative means of payment, digital payment platform, and electronic funds transfers. It requires park owners to provide residents with an alternative means of payment if a digital payment platform is an option and prohibits the charging of fees for any payment option. The section also specifies the information that must be included in a digital payment platform and requires the park owner to provide a telephone number to call if difficulties arise with any payment method. Finally, the section prohibits a park owner from taking action against a resident if payment is late due to issues with the functionality of a payment method. If a park owner violates this section, the court must dismiss the eviction action and award the resident reasonable fees and appropriate relief.

Section 12 (327C.097) modifies the notice of unsolicited sale section of the manufactured home park chapter so the new heading reads "notice and opportunity to purchase." Under the revised section, before accepting an offer for sale of a park, an owner must give 60 days' written notice to residents and the Housing Finance Agency stating the price, terms, and conditions of the sale. Within the 60-day notice period, a representative acting on behalf of residents may request a copy of the offer to sell, lease, or transfer the manufactured home park; a park owner may designate some of the information as confidential and specify a list of individuals who can review the information. Residents may submit an offer to purchase a park, and the park owner must explain the reasoning if an offer is rejected. A park owner may record an affidavit with the county recorder attesting that the park owner has complied with this section. The section requires all transactions to be conducted in good faith, states the presumption of validity if there is a challenge to petition signatures, and requires the Housing Finance Agency to maintain a list of nonprofit organizations who wish to receive notices about park sales and make the list publicly available.

Section 13 (327C.11, subdivision 3) modifies eviction proceedings in manufactured home parks to allow a stay of writ of recovery to be issued when a resident is organizing an in-park sale.

Section 14 (327C.11) adds a new subdivision in the manufactured home park eviction proceedings section to allow a court to stay a writ for up to 30 days with good cause and specifies that this would not apply if the resident had engaged in antisocial behavior.

Section 15 (327C.15) specifies the liabilities that a park owner faces for violations of the manufactured home park lot rentals chapter.

Section 16 (462A.041) modifies the housing finance agency board meetings section to allow meetings to be conducted by interactive technology, requires the agency to live stream and record meetings, and requires the agency to post the recordings online.

Section 17 (462A.20, subdivision 2) modifies the subdivision relating to money in the housing development to include money transferred into the fund and adds a paragraph stating that any money appropriated to the agency that is not for the purposes of the housing development fund are subject to cancellation if not spent.

Section 18 (462A.20, subdivision 3) inserts clarifying language to state that the agency shall establish separate accounts for money appropriated to the housing development fund and made available for the purposes of the housing development fund.

Section 19 (462A.20, subdivision 4) modifies the operating costs report to require the agency to differentiate between costs to administer programs funded with state appropriations and other agency activities and to provide additional details.

Section 20 (462A.2094) inserts a new section for the Capacity Building Grants, which is currently subdivision 3b of the housing development fund uses in section 462A.21 and is being repealed in section 34.

Section 21 (462A.21, subdivision 10) modifies the subdivision making certain appropriations to the housing development fund available until expended to require that any interest earnings remaining after administrative costs are paid be used for the respective original appropriations.

Section 22 (462A.21, subdivision 12a) modifies the subdivision allowing unencumbered balances to be transferred between programs to require that the agency notify the legislature in writing before it makes a transfer and to file the written notice with the Legislative Reference Library.

Section 23 (462A.222) adds a new subdivision that limits rental increases for units rented by a resident 65 years of age or over in housing projects awarded low-income housing tax credits to the percent change in the Consumer Price Index for all urban consumers.

Section 24 (462A.37) authorizes up to \$50 million in housing infrastructure bonds and requires \$5 million of the proceeds to be used for manufactured home park improvements and infrastructure.

Section 25 (462A.37, subdivision 5) inserts a paragraph to appropriate from the general fund for the debt service payments for the housing infrastructure bonds authorized in section 24.

Section 26 (462A.395, subdivision 3) modifies eligible projects for the greater Minnesota infrastructure grant program to require that a project be located outside of the metropolitan area and to include projects funded with the workforce housing development program and the workforce and affordable homeownership development program.

Section 27 (462A.40, subdivision 3) amends the eligible recipients for grants and loans appropriated from the Minnesota housing tax credit contribution account so projects that also receive funding under the workforce housing development program are not subject to household income limits.

Section 28 (462A.45) inserts a lived-experience engagement exemption in the Housing Finance Agency chapter that would exempt such income from being included in determining eligibility for public assistance. The section defines “lived-experience engagement” as when the agency seeks advice from individuals who have experienced housing instability.

Section 29 (474A.02, subdivision 1a) modifies the definition of “aggregate bond limitation” in the Minnesota Bond Allocation Act in chapter 474A of the statutes. These tax-exempt private activity bonds (PABs) are issued by Minnesota Management and Budget to finance residential rental developments that are also funded with low-income housing tax credit allocations. As currently defined, up to 55 percent of the aggregate basis of a housing project can be PABs. This section would lower this amount to either 30 percent of the aggregate basis or if the project is also funded with supportable permanent amortizing debt, up to 40 percent. The effective date is January 1, 2027.

Section 30 (500.215, subdivision 1) States that a residential tenant or owner has the right to display the National League of Families POW/MIA flag, the flag of any branch of the United States Armed Forces, or a Blue Star Service flag or a Gold Star Service flag, and no ordinance, deed restriction or homeowners association rules can limit this right. This section is effective the day following enactment and applies to all ordinances, deed restrictions and homeowners association rules regardless of when they were adopted.

Section 31 (500.50) prohibits private equity ownership of single-family homes. The provision defines terms, including family entity, homestead, private equity company, real estate investment trust, single-family home, and substantial rehabilitation. The prohibition does not apply to a natural person who acquires an ownership interest in a home with homestead tax classification. The section states that a civil penalty of \$100,000 per violation applies if the section is violated, and all penalties are deposited into the workforce and affordable homeownership account. Enforcement may be provided by the attorney general. The effective date of the section is August 1, 2026, and only applies to interests in real property acquired on or after that date.

Section 32 updates statute reference in a rider to reflect the changes in section 20.

Section 33 establishes a task force on housing taxes and fees to analyze the impact of taxes and fees on the cost of housing and to report to the legislature by February 15, 2027.

Section 34 repeals the manufactured home park notice of sale section and subdivisions in the housing development fund use section relating to capacity building grants, other agency purposes, rental housing, and full cycle home ownership services.



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95 University Ave. W., STE 3300, Saint Paul, MN, 55155