



S.F. No. 2229 – Minnesota Starter Home Act (1st engrossment)

Author: Senator Lindsey Port

Prepared by: Tom Watson, Senate Counsel (tom.watson@mnsenate.gov)

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Section 1 provides the bill title.

Section 2 adds a new section of law that requires municipalities to permit certain types of residential construction.

Subdivision 1 provides definitions.

Subdivision 2, paragraph (a) requires municipalities to permit single-family homes and duplexes on any residential lot, and to permit accessory dwelling units on any lot with a single-family home.

Paragraph (b) requires municipalities to permit townhouses on residential lots that are vacant or are platted after July 1, 2025.

Paragraph (c) provides that, except for the restrictions on zoning authority in subdivisions 3, 4, and 5 of this section, municipalities may still require the developments authorized in paragraphs (a) and (b) to comply with other municipal requirements and restrictions.

Paragraph (d) provides that this section does not authorize housing that is otherwise restricted by certain state and federal laws.

Subdivision 3 provides specific restrictions on the power of municipalities to regulate the construction of single-family homes, duplexes, and accessory dwelling units.

Paragraph (b) limits municipalities to imposing regulations that directly relate to public health, safety, and general welfare.

Paragraph (c) requires municipalities to allow a duplex on any single-family lot. Townhouses may be limited to one townhouse per single-family lot that is smaller than 1,500 square feet.

Paragraph (d) requires municipalities to reduce minimum lot sizes required to build single-family homes and duplexes to 5,445 square feet and townhouses to 1,500 square feet, in each case, if the lot can accommodate greater density and is connected to municipal water and sewer.

Paragraph (e) prohibits a municipality from imposing more restrictive requirements on duplexes and townhouses than the requirements the municipality imposes on single-family homes.

Paragraph (f) limits the authority of municipalities to impose specific dimensional requirements regarding setbacks, floor area ratio, and lot coverage requirements.

Paragraph (g) prevents municipalities from requiring specific construction materials and methods, other than those required by the State Building Code or other state or federal law.

Paragraph (h) prevents any political subdivision from requiring the housing permitted by this section to have on or off-street parking.

Paragraph (i) prohibits municipalities from requiring or encouraging any residential property to be part of a homeowner's association or any homeowners association to make any changes to its governing documents. Paragraph (i) also prohibits municipalities from conditioning construction and development approvals on the creation of a homeowner's association, the inclusion of common services, features, or property in a development, or the inclusion or change of any terms that govern a homeowner's association.

Subdivision 4 requires municipalities to establish and follow an administrative process to review development requests related to the housing permitted by this section, and to use the same process to approve development of duplexes and townhouses that the municipality uses for single-family homes, except that a municipality reviewing a request related to a proposed subdivision must follow the additional procedures provided in paragraph (b), clauses (1) through (4).

Paragraph (b), clause 1 requires a municipality to approve or deny subdivision-related requests based on alignment with the municipality's comprehensive plan, applicable zoning requirements, and subdivision regulations.

Clause 2 limits the power of a municipality to require a conditional use permit or a planned unit development agreements to matters that address identified and documented risks to health or safety.

Clause 3 permits municipalities to require one community meeting before approving or denying a subdivision request.

Clause 4 requires municipalities to provide requestors with a development agreement at least three days before issuing a final approval.

Subdivision 5 prohibits municipalities from using their powers in ways that blocks the application of this section.

Subdivision 6 prohibits municipalities from enacting interim ordinances to delay or prohibit the application of this section. Section 462.355 permits adoption of an interim ordinance in certain circumstances to regulate or prevent new development for up to one year while a municipality studies an issue.

The effective date for Section 2 is January 1, 2026.



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