

SF1205 - 0 - Manufactured Home Park Rent Increases Limited

Chief Author: **Aric Putnam**
 Committee: **Housing And Homelessness Prevention**
 Date Completed: **2/27/2025 8:37:18 AM**
 Agency: **Attorney General**

State Fiscal Impact	Yes	No
Expenditures		X
Fee/Departmental Earnings		X
Tax Revenue		X
Information Technology		X
Local Fiscal Impact		X

This table shows direct impact to state government only. Local government impact, if any, is discussed in the narrative.
 Reductions shown in the parentheses.

State Cost (Savings)	Biennium			Biennium	
	FY2025	FY2026	FY2027	FY2028	FY2029
Dollars in Thousands					
General Fund	-	-	-	-	-
Total	-	-	-	-	-
Biennial Total			-		-

Full Time Equivalent Positions (FTE)	Biennium			Biennium	
	FY2025	FY2026	FY2027	FY2028	FY2029
General Fund	-	-	-	-	-
Total	-	-	-	-	-

LBO Analyst's Comment

I have reviewed this fiscal note for reasonableness of content and consistency with the LBO's Uniform Standards and Procedures.

LBO Signature: Chloe Burns **Date:** 2/27/2025 8:37:18 AM
Phone: 651-297-1423 **Email:** chloe.burns@lbo.mn.gov

State Cost (Savings) Calculation Details

This table shows direct impact to state government only. Local government impact, if any, is discussed in the narrative. Reductions are shown in parentheses.

*Transfers In/Out and Absorbed Costs are only displayed when reported.

State Cost (Savings) = 1-2		Biennium			Biennium	
Dollars in Thousands		FY2025	FY2026	FY2027	FY2028	FY2029
General Fund	-	-	-	-	-	-
Total	-	-	-	-	-	-
Biennial Total				-		-
1 - Expenditures, Absorbed Costs*, Transfers Out*						
General Fund	-	-	-	-	-	-
Total	-	-	-	-	-	-
Biennial Total				-		-
2 - Revenues, Transfers In*						
General Fund	-	-	-	-	-	-
Total	-	-	-	-	-	-
Biennial Total				-		-

Bill Description

This bill modifies Minn. Stat. § 327C.02 to only allow for an owner of a manufactured home park to increase rent once per year, that the rent increase be reasonable, and that the notice of rent increase provided to the manufactured home park tenants must include the park owner's reason for the rent increase. The revisions apply to rent increases that take effect on or after August 1, 2025.

Assumptions

The AGO receives thousands of tenant reports every year, including reports from tenants of manufactured home parks. Numerous reports relate to rent increases at manufactured home parks so this appears to be a common occurrence in the marketplace. If passed, our office would respond reports of a violation of the law, including potentially sending mediation letters to manufactured home park owners who potentially violate the new law. This work will be done by both attorneys and investigators; most of this work will be done by attorneys, but investigators also assist with our landlord-tenant work. Employees in the Consumer Action Division also do the majority of the work related to mediating with landlords and manufactured home park owners. As this change is only a small percentage of Minnesota Statute 327C, only a small portion of our employees time will be spent mediating these new issues. The AGO will also need to spend time educating the public about the new law, including by updating the manufactured home park publication.

This work will be done by the Office's existing attorneys and investigators.

The work described above does not account for any large enforcement litigation that may occur against parks that do not comply with the new law.

Expenditure and/or Revenue Formula

n/a

Long-Term Fiscal Considerations

n/a

Local Fiscal Impact

n/a

References/Sources

n/a

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Date: 2/26/2025 4:00:53 PM

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