

SENATE
STATE OF MINNESOTA
NINETY-FOURTH SESSION

S.F. No. 1207

(SENATE AUTHORS: PUTNAM, Kunesh and Marty)		
DATE	D-PG	OFFICIAL STATUS
02/10/2025	335	Introduction and first reading Referred to Housing and Homelessness Prevention
02/20/2025	464	Author added Marty
03/03/2025	600	Comm report: To pass and re-referred to Judiciary and Public Safety

1.1

A bill for an act

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relating to housing; manufactured housing; limiting late fees to eight percent of

1.3

the delinquent rent payment; amending Minnesota Statutes 2024, section 327C.03,

1.4

subdivision 3.

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BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

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Section 1. Minnesota Statutes 2024, section 327C.03, subdivision 3, is amended to read:

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Subd. 3. **Rent.** All periodic rental payments charged to residents by the park owner shall

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be uniform throughout the park, except that a higher rent may be charged to a particular

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resident due to the larger size or location of the lot, or the special services or facilities

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furnished by the park. A park owner may charge a reasonable fee for delinquent rent where

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the fee is provided for in the rental agreement, except in no case may the fee exceed eight

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percent of the delinquent rent payment. The fee shall be enforceable as part of the rent owed

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by the resident. No park owner shall charge to a resident any fee, whether as part of or in

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addition to the periodic rental payment, which is based on the number of persons residing

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or staying in the resident's home, the number or age of children residing or staying in the

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home, the number of guests staying in the home, the size of the home, the fact that the home

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is temporarily vacant or the type of personal property used or located in the home. The park

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owner may charge an additional fee for pets owned by the resident, but the fee may not

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exceed \$4 per pet per month. This subdivision does not prohibit a park owner from abating

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all or a portion of the rent of a particular resident with special needs.