

Remove Parking Mandates - HF1309/SF1268

Who we are: Neighbors for More Neighbors stands up for secure, abundant homes for all Minnesotans. We envision a future where we all find homes we love in neighborhoods we choose. Those neighborhoods may include great transit, a community where family and friends are neighbors, or complete neighborhoods with walkable errands and jobs. Every Minnesotan - Black, White, and Indigenous, Minnesota born or newcomer, small town and city-dweller - should have a place to call home in our communities.



Like the rest of the nation, Minnesota has a severe housing shortage. With too few homes, everyone pays more for housing as competition drives up the cost, and forces many to live further away from jobs, communities, and family. Local zoning laws, including high parking mandates, are blocking Minnesota from creating more and needed homes. These zoning laws and parking mandates are making existing housing more expensive.

Part of the solution is parking mandate reform.

Local zoning laws across Minnesota mandate arbitrary amounts of parking which do not align with what is actually needed, or is used day to day. Parking is expensive to build, and mandated parking spots take up land that could be used to build more homes. Minnesota's homeowners, renters, business owners, and developers know how much parking they want and need. Removing parking mandates lets the people who are investing in spaces choose what to build. Cities and states across the United States are reconsidering parking mandates, and are seeing a significant growth of new home construction after parking mandates are removed.

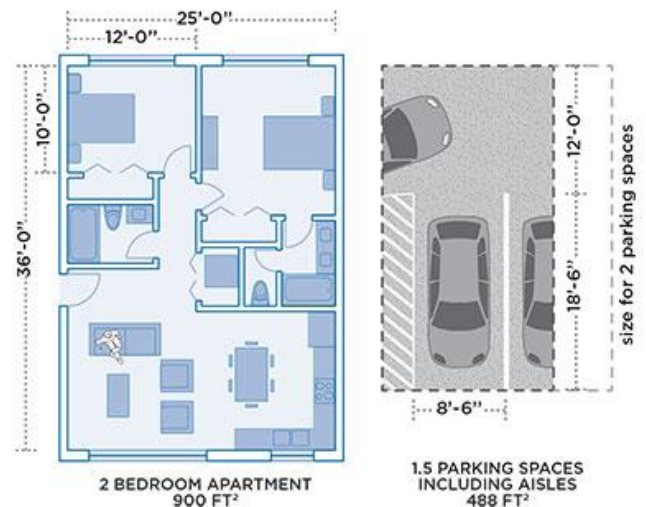


Image showing 1.5 parking spaces are about half the size of a 2 bedroom home. Image created by Seth Goodman - graphingparking.com

What is the problem?

Mandated parking requires land that could provide more homes, a larger space for business customers, or other amenities to instead be used to store cars. This increases construction costs and limits home choices. Those higher costs are passed onto property owners, renters, business, and the public. 2-4 parking spaces are often required per home **which adds \$225 on average to monthly rent per parking spot** for renters, regardless of whether they own a car. Some cities require 3 car garages per home which adds an average of \$45,000 to the home's price.

- Parking lots rob cities of much needed tax revenue. They also force cities to build redundant and expensive infrastructure because they take up so much land.
- By requiring unnecessary parking, the government contributes to sprawl and climate change by encouraging car dependency in new construction.

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- These mandates create burdensome regulations for developers, business owners, and residents. Instead of letting individuals decide how much parking they need or want, and assessing their location's proximity to transit, biking paths, or neighbors, parking mandates force people to build and pay for parking spots they may not want or need.

What is the proposal? Remove Parking Mandates Statewide

Today, Minnesota municipalities impose a wide variety of parking mandates. **HF1309/SF1268 would remove all residential parking mandates statewide allowing 25-60% more homes to be built.** Decisions about how much parking to provide can and should be made by families, builders, and landowners based on their individual circumstances.

How Removing Parking Mandates solves the problem:

- Individuals can and should make their own decisions on how much parking to create. This removes the cost of building unneeded parking and lowers the cost of constructing homes.
- Land can be used either to house cars or to house people. In built-up communities, ending mandates to house cars opens space to build homes for people. It becomes possible to build more and needed homes so that more of our neighbors can find a home they can afford.
- Building parking increases the land needed for a project, which drives sprawl. Without parking mandates, it is possible to reduce sprawl and prevent greenfield development, which eats up farmland and natural areas. Reducing surface parking protects our clean water by preventing further paving over of greenspaces, and it reduces stormwater runoff, which improves flood resistance.
- Parking lots create dead zones in any community. Ending requirements for parking gives communities the option to replace parking lots with amenities.
- Cities and towns have unique and arbitrary parking mandates, and by creating a statewide standard, we'll allow builders to more quickly adapt their proposals to different places, speeding up housing construction of enough homes for all Minnesotans.

Where else has this been implemented?

Parking mandate removal is widespread throughout the United States and internationally.

- *Minneapolis and St Paul, MN* have removed parking mandates. Developers continue to build parking in both cities, but the number of spaces varies based on the needs of the building. In Minneapolis, new smaller infill buildings are being built on previously vacant land. After St. Paul removed parking mandates, a new development was able to add 24 more homes – from 91 to 114 – while still building 82 parking spots. .
<https://minnesotareformer.com/2023/08/31/ending-minimum-parking-requirements-was-a-policy-win-for-the-twin-cities/>
- *Colorado* passed HB24-1304 in 2024, limiting residential parking mandates. <https://leg.colorado.gov/bills/hb24-1304>
- *Buffalo, NY, and Anchorage, AK*, have removed parking mandates and implemented effective snow removal policies. https://www.sightline.org/wp-content/uploads/2023/05/Memo_Snow-Removal-Parking-Policies_Sightline-Institute.pdf
- *Fayetteville, AR*s removed parking mandates for commercial buildings. As a result, new mixed-use buildings, revitalization of dilapidated buildings, and businesses are opening that were previously prohibited due to parking requirements. <https://www.reinventingparking.org/2022/03/Fayetteville.html>