



MLC Cities

Apple Valley
Bloomington
Burnsville
Chanhassen
Eagan
Eden Prairie
Edina
Golden Valley
Inver Grove Heights
Lakeville
Maple Grove
Minnetonka
Plymouth
Prior Lake
Rosemount
Shakopee
Shoreview
Woodbury

March 12, 2025

Dear Chair Port and Members of the Senate Housing and Homelessness Prevention Committee:

On behalf of the Municipal Legislative Commission (MLC), a coalition of 18 cities with nearly one million residents in the seven-county metropolitan region, we welcome the opportunity to provide feedback on SF 1750.

We commend the efforts of the authors and their colleagues on the legislative Working Group on Common Interest Communities (CIC) and Homeowners Associations (HOA) to improve CIC/HOA transparency and accountability, and appreciate the amendment clarifying city oversight of private infrastructure that was adopted in the House and will be offered by Sen. Lucero. However, we remain concerned about Article 3, which includes an outright ban on requiring HOAs for common property management.

Cities do not mandate private common elements or HOAs in the development approval process; these decisions rest entirely with developers. However, when developers opt to include common areas like stormwater ponds, private streets, pools and playgrounds in residential developments, HOAs are typically established to manage them.

To ensure the proper upkeep of private common areas, cities often require maintenance agreements. Maintaining these common elements is necessary to prevent blight, preserve property values, and avoid negative impacts on public infrastructure. The broad preemption proposed in Article 3 of this bill could force cities to assume responsibility for common areas that should remain private, unfairly burdening municipal taxpayers with maintenance costs for privately owned infrastructure and amenities.

As the legislature addresses challenges related to CICs and HOAs, it is critical to preserve cities' authority to oversee private infrastructure without forcing them to take on maintenance of these privately owned common areas.

Thank you for your consideration of these important issues. We look forward to working with you, other local government associations, and stakeholders as this legislation moves forward.

Sincerely,

James Hovland
Chair, MLC
Mayor, City of Edina

CC: Rep. Kristin Bahner
Sen. Eric Lucero