

March 20, 2025

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

Thank you for the opportunity to submit written testimony sharing our opposition for SF 2691.

Minnesota Realtors® (MNR) was founded in 1919 and is a business trade association with a membership of over 21,000 real estate professionals statewide working with buyers and sellers of all types of property.

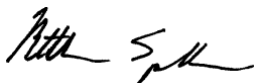
MNR has several concerns with SF 2691. First, Sec. 8 is a rent control provision, establishing a three percent cap on rent increases for manufactured home parks. MNR opposes rent control policies which create disincentives to invest in the construction of new properties and invest in existing properties. Imposing rent control on manufactured home parks may adversely impact one of the most affordable housing options in Minnesota.

Second, MNR supports policies that recognize and protect the right to own, use, and transfer real property. One of the fundamental rights of any property owner is the ability to freely market and sell their property without unreasonable restrictions. An owner of any property, including a manufactured home park, may have any number of business and personal reasons for deciding to sell their property.

The “notice and opportunity to purchase” process established in Section 10, prevents a park owner from accepting an offer for the sale, lease, or transfer of the park without first giving 60 days’ written notice. In addition, sec. 10, subd. 4 would result in another 15-day delay if the owner rejects an offer from the residents. This section also requires the owner to share the “price, terms, and conditions” of the offer received. This is a significant change from the information that must be disclosed under current law. MNR believes this section is a substantial interference in the right of a property owner to freely sell their property and may deter potential buyers who are not willing or able to wait out the delay mandated by this bill.

Thank you again for the opportunity to share our opposition to SF 2691.

Sincerely,



Matt Spellman
Senior Director of Advocacy
Minnesota Realtors®