



April 3, 2025

Chair Latz and Members of the Senate Judiciary and Public Safety Committee,

Metro Cities, representing the shared interests of cities across the metropolitan area at the Legislature and Executive Branch, appreciates the opportunity to comment on SF 1750- Lucero.

Metro Cities appreciates the consideration of updates to laws regarding Homeowners Associations and Common Interest Communities to ensure Minnesota residents living in these communities are protected.

Metro Cities has concerns with Article 2, the Local Government Preemption section of the bill. The language does not allow a city to condition the approval of a permit related to the residential development of an HOA on the inclusion of any service, feature, or common property that requires the creation of an HOA, or on the creation of an HOA.

HOAs are important to many residents, including seniors and those with disabilities, to ensure adequate property maintenance, including snow removal, lawn care and other services. We are concerned that language in this article will affect access to this type of housing.

Further, we are concerned that the bill language could require property or infrastructure in HOA developments to be public property maintained by the city, which would be a burden to all property taxpayers in the community, with a very localized benefit to few residents.

Metro Cities appreciates your attention to our concerns and thank you for your consideration of this letter.

Sincerely,

A handwritten signature in black ink, reading 'Ania McDonnell'.

Ania McDonnell  
Government Relations Specialist