

- 1.1 Senator moves to amend S.F. No. 1750 as follows:
- 1.2 Page 3, line 3, delete "or"
- 1.3 Page 3, line 4, delete everything before the first comma
- 1.4 Page 3, line 7, delete "and" and insert ", including"
- 1.5 Page 3, line 8, after "associations" insert a comma
- 1.6 Page 3, line 10, after the second comma, insert "(10),"
- 1.7 Page 3, line 11, delete "and" and after "(h)" insert ", and (i)"
- 1.8 Page 3, line 12, delete "515.3-1151" and insert "515B.3-1151"
- 1.9 Page 3, line 13, delete "515.3-116" and insert "515B.3-116" and delete "515.3-122" and
- 1.10 insert "515B.3-122"
- 1.11 Page 6, line 14, delete "own" and insert "include"
- 1.12 Page 6, line 17, delete "owns" and insert "includes"
- 1.13 Page 6, lines 19 and 20, reinstate the stricken language
- 1.14 Page 6, line 21, reinstate the stricken "declaration specifies"
- 1.15 Page 6, line 22, after "are" insert "detached" and delete "homes" and insert "dwellings"
- 1.16 Page 6, line 24, reinstate the stricken language
- 1.17 Page 6, line 25, delete "contain and" and after "include" insert "an explanation of the
- 1.18 potential distribution of" and delete "and interest transfers"
- 1.19 Page 6, line 26, delete "or sales"
- 1.20 Page 10, delete section 4
- 1.21 Page 12, line 18, before "a" insert "(i)"
- 1.22 Page 12, line 19, delete "may not impose," and insert "(ii) a late fee"
- 1.23 Page 12, line 20, after the comma, insert "but not in"
- 1.24 Page 12, line 21, strike ", after notice and an opportunity to be heard before the board
- 1.25 or a"
- 1.26 Page 12, line 22, strike "committee appointed by it," and insert "(iii)"
- 1.27 Page 12, line 24, strike "disputes" and delete the new language

2.1 Page 12, line 25, delete "questions" and insert "asks a question about" and strike "and,
2.2 if after the" and delete "unit owner" and insert "or disputes a fine and"

2.3 Page 12, line 26, after the comma, insert "and"

2.4 Page 13, line 7, reinstate the stricken language

2.5 Page 13, line 8, reinstate the stricken language and before the period insert "consistent
2.6 with this chapter and the governing documents of the association"

2.7 Page 13, line 12, delete everything after "(c)" and insert "An association must adopt and
2.8 provide to every unit owner a policy regarding fines that includes a list of the violations for
2.9 which a fine may be imposed and a schedule of fines for those violations. When a violation
2.10 can be cured without causing damage to property or to another, the association must provide
2.11 the unit owner with a reasonable time to correct the violation before a fine may be imposed.
2.12 A fine levied pursuant to subsection (a)(11) must be commensurate with the violation and
2.13 must not exceed \$100 for a single violation, except as provided in this section. When
2.14 combined with additional fines for an ongoing violation, late fees, and other allowable
2.15 charges, the fine must not exceed \$2,500 in total for the violation. When the owner has been
2.16 given notice that if the action is repeated, the fine may be accelerated for future violations,
2.17 then a fine may be greater than the limits of this paragraph if the violation: (1) has a serious
2.18 and immediate impact on a resident's health or safety; (2) causes physical damage to another
2.19 unit or a common element; or (3) involves using the property for financial enrichment,
2.20 including renting or offering for rent a unit in violation of a rule prohibiting short-term or
2.21 long-term rentals."

2.22 Page 13, delete lines 13 to 21

2.23 Page 13, line 22, delete the new language

2.24 Page 15, line 6, delete "otherwise"

2.25 Page 15, line 8, delete everything before the period and insert "proposed adoption,
2.26 amendment, or revocation of a rule"

2.27 Page 15, line 11, delete everything after "the" and insert "total votes in the association
2.28 that are allocated. A vote to revoke a rule must be conducted at a special meeting called by
2.29 board. If the rule proposed to be revoked is required by the declaration of bylaws, the
2.30 declaration or bylaws may be amended to avoid conflict according to the procedures required
2.31 under section 515B.2-118 or 515B.3-106, respectively."

2.32 Page 15, delete lines 12 and 13

- 3.1 Page 15, line 14, delete "procedures for dispute resolution and"
- 3.2 Page 15, after line 16, insert:
- 3.3 "(j) A payment made by a unit owner must be applied to regular assessments first before
- 3.4 any other fines, fees, or assessments owed by the unit owner."
- 3.5 Page 15, line 28, reinstate the stricken language
- 3.6 Page 17, line 6, strike "a majority" and insert "all" and after "owners" insert "who reside
- 3.7 in their unit at least 165 days of the year"
- 3.8 Page 17, line 8, strike everything after the period
- 3.9 Page 17, strike line 9
- 3.10 Page 17, line 22, after the period, insert "Elections for board officers must occur regularly
- 3.11 and in accordance with the governing documents of the association, and elections for the
- 3.12 board of directors must occur at least every three years."
- 3.13 Page 18, line 9, before the comma, insert "that requires the vote of the board"
- 3.14 Page 18, line 10, delete "during any meeting on any subject" and insert "on the item."
- 3.15 Page 18, line 11, delete everything before "A" and after "each" insert "open"
- 3.16 Page 18, line 12, delete "not" and insert "a nonvoting item"
- 3.17 Page 18, line 13, delete "and" and insert "or any other issue"
- 3.18 Page 18, line 14, delete everything after the period
- 3.19 Page 18, delete line 15
- 3.20 Page 18, delete line 16
- 3.21 Page 18, line 17, delete "voting."
- 3.22 Page 18, line 30, after the period, insert "A board of directors of an association that has
- 3.23 fewer than 25 units and does not contract with a property management company is not
- 3.24 required to comply with this subsection's requirements for the notice for meetings between
- 3.25 board members, nor the requirements to keep minutes, if the subject of the meeting is solely
- 3.26 to discuss issues related to property management, including preliminary budget discussions
- 3.27 provided no budget decisions are finalized."
- 3.28 Page 19, line 2, after "a" insert "material"
- 3.29 Page 19, line 3, delete "\$2,000" and insert "\$20,000" and before the semicolon, insert
- 3.30 "for any single association"

- 4.1 Page 19, line 13, after the second "a" insert "material"
- 4.2 Page 19, line 16, delete "\$2,000" and insert "\$20,000"
- 4.3 Page 19, line 25, delete "\$2,000" and insert "\$20,000" and after the period, insert "A
- 4.4 board member does not have a material financial interest in a business if the board member
- 4.5 holds stock, has an investment in a pension or mutual fund that holds stock, or is the
- 4.6 beneficiary of a blind trust that holds stock, in that business."
- 4.7 Page 20, line 9, after "annual" insert "or special" and after the third comma, insert "or
- 4.8 by mail or electronic mail,"
- 4.9 Page 20, line 10, after "unit owners" insert "adequate notice and"
- 4.10 Page 20, line 11, delete "the" and insert "a"
- 4.11 Page 20, line 12, after "annual" insert "or special" and delete "unit owners" and insert
- 4.12 "total votes in the association that are allocated" and delete ", where unit owners may vote"
- 4.13 and insert a period
- 4.14 Page 20, delete lines 13 and 14
- 4.15 Page 22, line 10, before the period insert "which may include rules and regulations"
- 4.16 Page 22, line 32, delete "or curtilage" and insert ", the limited common elements allocated
- 4.17 to the unit owner's unit, or a common element driveway that serves only the unit owner's
- 4.18 unit"
- 4.19 Page 23, delete section 10
- 4.20 Page 23, line 20, after "copies" insert "or a link to electronic copies"
- 4.21 Page 27, line 20, delete "must" and insert "may"
- 4.22 Page 33, line 15, delete everything after the period and insert "If a unit owner is delinquent
- 4.23 in the payment of fees or charges properly imposed pursuant to section 515B.3-102,
- 4.24 subsection (a), paragraphs (10), (11), and (12), an association may not commence foreclosure
- 4.25 for the fees or charges unless the total amount of the association's lien for unpaid assessments
- 4.26 of all types, other than assessments for attorney fees, exceeds"
- 4.27 Page 33, delete lines 16 and 17
- 4.28 Page 33, line 18, delete "the total amount owed is" and delete "180" and insert "120"
- 4.29 Page 35, line 7, delete "\$1,000" and insert "\$3,500"
- 4.30 Page 35, delete subdivision 1

5.1 Page 35, line 31, delete "Subd. 2. Meet and confer process." and after "association"
5.2 insert "or management company, or an attorney or another person on their behalf," and
5.3 delete "enforcement" and insert "collection"

5.4 Page 36, line 2, delete everything after the period

5.5 Page 36, line 3, delete everything before "The"

5.6 Page 36, line 4, before the period, insert "either in-person, over the phone, or virtually.
5.7 Another person may appear for the association as long as the unit owner is not charged for
5.8 attorney fees or for the person's appearance at the meeting"

5.9 Page 36, line 10, after the period insert "If the unit owner expressly refuses to engage
5.10 in the meet and confer process, the association may proceed with a collection action. A unit
5.11 owner is deemed to refuse to engage in the meet and confer process if the unit owner fails
5.12 to respond within 30 days after the association provides the required notice to the unit
5.13 owner."

5.14 Page 36, line 17, delete everything after "(3)" and insert "the hourly rate the attorney
5.15 charges."

5.16 Page 40, line 34, delete "and the"

5.17 Page 40, line 35, delete "Community Association Institute"

5.18 Page 46, line 31, delete "and the"

5.19 Page 46, line 32, delete "Community Association Institute"

5.20 Page 48, line 16, delete everything after the period

5.21 Page 48, delete lines 17 to 24

5.22 Page 48, delete section 20

5.23 Page 49, lines 13 and 19, after "law" insert "or rule"

5.24 Page 49, delete lines 20 to 22 and insert:

5.25 "(c) Nothing in this section prohibits a county from adopting or enforcing ordinances
5.26 relating to maintenance of or insurance for private common areas."

5.27 Page 50, lines 2 and 10, after "law" insert "or rule"

5.28 Page 50, delete lines 11 to 13 and insert:

5.29 "(c) Nothing in this section prohibits a municipality from adopting or enforcing ordinances
5.30 relating to maintenance of or insurance for private common areas."

- 6.1 Renumber the sections in sequence and correct the internal references
- 6.2 Amend the title accordingly