Senator Klein from the Committee on Commerce and Consumer Protection, to which was re-referred

S.F. No. 2691: A bill for an act relating to housing; providing standards for rent and utility payments, fees, and charges in manufactured home parks; requiring certain safety inspections; modifying provisions for sale of manufactured home parks; modifying penalties; amending Minnesota Statutes 2024, sections 327C.015, subdivision 13; 327C.03, subdivision 3; 327C.04, subdivision 1, by adding a subdivision; 327C.06, subdivisions 1, 3; 327C.097; 327C.15; proposing coding for new law in Minnesota Statutes, chapter 327C; repealing Minnesota Statutes 2024, section 327C.096.

Reports the same back with the recommendation that the bill be amended as follows:

Page 1, line 16, strike "occupied" and after "homes" insert "occupied by the owner of the home or an adult family member of the owner"

Page 1, line 20, after the period, insert "A homeowner may indicate support for proposing a purchase agreement by signing a petition or other document that states support for proposing a purchase agreement."

Page 3, line 28, after "cooperative" insert "or corporation"

Page 3, line 29, delete "or" and after "308C" insert ", or 317A" and after "reasonable" insert "and is not subject to the limitation of one increase in any 12-month period under this subdivision"

Page 4, line 11, delete "transfers" and insert "transfer"

Page 4, line 19, delete everything after "that" and insert "an itemized list of all current information on the rent, fees, or other charges assessed that correspond to the charges for which the resident is responsible, and all payments received, are readily viewable and accessible to the resident on a digital payment platform or through a means that does not rely on the use of the digital payment platform."

Page 4, delete lines 20 to 26

Page 4, line 32, delete "the" and insert "a"

Page 5, line 12, before "This" insert "(a)"

Page 5, line 28, reinstate the stricken language and strike "(7)" and before "a" insert "(5)"

Page 5, line 29, reinstate the stricken language

Page 6, line 1, delete "(5)" and insert "(6)"

Page 6, line 4, delete the new language and strike the old language

Page 6, line 5, strike the old language and delete the period

Page 6, after line 5, insert:

"(7) a sale or transfer to:

(i) the park owner's spouse, child, or parent;

(ii) the grandparent of the park owner or the owner's spouse; or

(iii) a descendant of a person listed in item (i) or (ii)."

Page 6, after line 7, insert:

"(b) To qualify for an exemption under this subdivision, a transaction must be made in good faith for a legitimate business purpose or a legitimate familial purpose consistent with the exemptions listed in paragraph (a) of this subdivision, and must not be made for the primary purpose of avoiding the opportunity-to-purchase provisions set forth in this subdivision. Creation of an affiliate, shareholder, partnership, or joint tenancy relationship after a purchase or sale of a manufactured home community has been proposed or discussed shall be presumptive evidence of bad faith."

Page 6, line 27, after "park" insert "to any person other than the representative acting on behalf of residents"

Page 6, line 33, after the period, insert "In the case of a proposed sale in a single transaction of more than one manufactured home park or of a manufactured home park together with one or more other unrelated properties, the notice must state both the aggregate price for the transaction and the price attributable to the manufactured home park in which the residents receiving the notice reside."

Page 7, line 6, after "]" insert "The nonprofit organizations listed at [a website designated by Minnesota Housing Finance Agency] provide assistance to residents who want to evaluate the possibility of purchasing their park."

Page 7, line 7, delete everything after "(c)" and insert "During the period of 60 days following the date of the notice required under this subdivision, a representative acting on behalf of residents may request and a park owner must make available within three days of the request a copy of:"

Page 7, delete lines 8 to 10 and insert:

"(1) the offer to sell, lease, or transfer the manufactured home park that the park owner is prepared to accept;

(2) the total income collected from the park and related profit centers, including storage and laundry, in the calendar year before delivery of the notice required under this subdivision;

(3) the total operating expenses for the park paid by the owner or landlord in the calendar year before delivery of the notice required under this subdivision;

(4) the cost of all utilities for the park that were paid by the owner in the calendar year before delivery of the notice required under this subdivision;

(5) the annual cost of all insurance policies for the park that were paid by the owner, as shown by the most recent premium;

(6) the number of homes in the park owned by the owner; and

(7) the number of vacant spaces and homes in the park.

(d) The park owner may designate all or part of the financial information provided pursuant to this section as confidential, in which case the park owner must establish, in cooperation with the representative acting on behalf of residents, a list of persons with whom the representative acting on behalf of residents may share the information, including but not limited to any of the following:

(1) one or more members of a resident committee that is working with the representative acting on behalf of residents to evaluate the possibility of purchasing the manufactured home park;

(2) a nonprofit organization or a housing authority;

(3) an attorney or other licensed professional or adviser; and

(4) a financial institution.

(e) A park owner may enter into an agreement to sell, lease, or transfer a manufactured home park prior to providing the notice and purchase opportunity required under subdivisions 3 through 8, provided that the agreement is expressly conditioned upon compliance with those notice and purchase opportunity requirements."

Page 7, line 18, delete everything after "3" and insert a period

Page 7, after line 18, insert:

"(b) If a representative acting on behalf of residents makes an offer pursuant to paragraph (a) of this subdivision, the park owner must consider the offer and negotiate with the representative acting on behalf of residents in good faith."

Page 7, line 19, delete "(b)" and insert "(c)"

Page 7, line 21, delete everything after the period

Page 7, delete lines 22 to 29 and insert:

"(d) The notice of rejection must be delivered to the representative acting on behalf of residents within five days of receipt of the offer from the representative acting on behalf of residents. No owner may make a final, unconditional acceptance of an offer for the sale, lease, or transfer of a manufactured home park earlier than the 15th day following the delivery date of the notice of rejection.

(e) The purchase agreement must permit the representative acting on behalf of residents a commercially reasonable due diligence period of no fewer than 90 days from the date of the agreement to arrange all necessary financing and a commercially reasonable period of time to close on the sale. During the due diligence period, the park owner must provide the same information and access to the park as it would have provided to any other prospective purchaser, which may be subject to a commercially reasonable confidentiality agreement. A community owner shall not reject a proposed purchase agreement solely on the basis that the agreement includes a financing contingency."

Page 8, delete subdivisions 7 and 9

Renumber the subdivisions in sequence

Page 8, line 26, delete "ten" and insert "three business"

Page 9, line 3, before "Any" insert "(a)"

Page 9, line 4, delete the new language

Page 9, delete line 5 and insert:

"(b) A park owner that violates sections 327C.015 to 327C.14 is liable for:"

Page 9, line 6, after "actual" insert ", incidental, and consequential"

Page 9, after line 10, insert:

"(c) The remedies provided under this section are cumulative, not exclusive, and do not restrict any remedy that is otherwise available to a plaintiff at law or in equity."

And when so amended the bill do pass and be re-referred to the Committee on Judiciary and Public Safety. Amendments adopted. Report adopted.

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(Committee Chair)

March 17, 2026.....
(Date of Committee recommendation)