Legal Services Advocacy Project

March 13, 2026

The Honorable Matt. D. Klein
Chair, Comm. & Cons. Prot. Comm.
Minnesota Senate
2105 Minnesota Senate Building
St. Paul, MN 55155

The Honorable Gary H. Dahms
Ranking Minority Leader, Comm. & Con. Prot. Comm.
Minnesota Senate
2219 Floor Minnesota Senate Building
St. Paul, MN 55155

Re: SF 2691

Dear Chair Klein, Ranking Minority Leader Dahms, and Members of the Commerce & Consumer Protection Committee:

The Legal Services Advocacy Project (LSAP) writes in support of HF 2381. LSAP provides policy, legislative, and administrative advocacy on behalf of Legal Aid statewide. Legal Aid's clients

SF 2691 adds a number of protections that are sorely needed by residents of manufactured home parks, many of whom are Legal Aid clients. In particular, I would like to highlight three important advancements that are contained in this bill. First, SF 2691 provides that late fees cannot exceed 8% of the delinquent rent. This provision puts manufactured home parks on the same footing as rental units governed under Chapter 504B. This reasonable limit on late fees was enacted for rental units in 2010. It is long past time that manufactured home park residents receive the parity.

Second, SF 1691 restores the requirement that rents must be reasonable. That common sense standard was, absurdly, eliminated by a dubious court decision in which the requirement under section 327C.02 that excepted "reasonable rent increases" from being unlawful as a "substantial modification" of the lease was simply read out of the law through extraordinarily tortured reasoning.[1] HF 2381 sensibly restores fairness in this area.

Third, SF 2691 addresses the increasingly problematic use of "portals" (online, electronic payment and communication systems) by residents. The use of these portals is required and often the only way pay rent, request repairs, or communicate with the park owner. Like all technology, it doesn't always work. And when they don't work the resident can't do any of these things. HF 2381 wisely provides that when the technology fails, the park owner must provide an alternative and cannot take an adverse action because the system is down.

In sum, this bill provides much needed protections for manufactured home park residents. LSAP urges the committee to pass SF 2691.

Sincerely,

Ron Elwood

Supervising Attorney

[1] *See* Skyline Vill. Park Ass'n v. Skyline Vill. L.P., 786 N.W.2d 304 (Minn. Ct. App. 2010).