

A bill for an act
relating to real property; allowing common interest community unit owners
to obtain copies of association records; specifying access to and charges for
copying records; amending Minnesota Statutes 2010, section 515B.3-118.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

Section 1. Minnesota Statutes 2010, section 515B.3-118, is amended to read:

515B.3-118 ASSOCIATION RECORDS.

The association shall keep adequate records of its membership, unit owners
meetings, board of directors meetings, committee meetings, contracts, leases and
other agreements to which the association is a party, and material correspondence and
memoranda relating to its operations. The association shall keep financial records
sufficiently detailed to enable the association to comply with sections 515B.3-106,
paragraph (b), and 515B.4-107. All records, except records relating to information that
was the basis for closing a board meeting under section 515B.3-103, paragraph (g), shall
be made reasonably available for examination and copying by any unit owner or the unit
owner's authorized agent, subject to the applicable statutes. The association may require
the unit owner or the authorized agent to pay a fee for the copies, which may include:

(1) the actual costs of making or electronically transmitting the copies and searching
for and retrieving the requested records, including the cost of agent or employee time
for responding to the request; or

(2) if 100 or fewer pages of black and white, letter or legal size paper copies are
requested, no more than 25 cents for each page copied, instead of actual costs.