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State of Minnesota

HOUSE OF REPRESENTATIVES

NINETY-FOURTH SESSION

H. F. No. 2965

04/01/2025 Authored by Norris, Myers and Rehrauer
The bill was read for the first time and referred to the Committee on Housing Finance and Policy

1.1 A bill for an act
1.2 relating to manufactured housing; creating additional requirements for contents
1.3 of notice letters; amending Minnesota Statutes 2024, section 327C.095, subdivision
1.4 12.

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

1.6 Section 1. Minnesota Statutes 2024, section 327C.095, subdivision 12, is amended to read:

1.7 Subd. 12. Payment to the Minnesota manufactured home relocation trust fund. (a)
1.8 If a manufactured home owner is required to move due to the conversion of all or a portion
1.9 of a manufactured home park to another use, the closure of a park, or cessation of use of
1.10 the land as a manufactured home park, the manufactured park owner shall, upon the change
1.11 in use, pay to the Minnesota Housing Finance Agency for deposit in the Minnesota
1.12 manufactured home relocation trust fund under section 462A.35, the lesser amount of the
1.13 actual costs of moving or purchasing the manufactured home approved by the neutral third
1.14 party and paid by the Minnesota Housing Finance Agency under subdivision 13, paragraph
1.15 (a) or (e), or \$3,250 for each single section manufactured home, and \$6,000 for each
1.16 multisection manufactured home, for which a manufactured home owner has made
1.17 application for payment of relocation costs under subdivision 13, paragraph (c). The
1.18 manufactured home park owner shall make payments required under this section to the
1.19 Minnesota manufactured home relocation trust fund within 60 days of receipt of invoice
1.20 from the neutral third party.

1.21 (b) A manufactured home park owner is not required to make the payment prescribed
1.22 under paragraph (a), nor is a manufactured home owner entitled to compensation under
1.23 subdivision 13, paragraph (a) or (e), if:

2.1 (1) the manufactured home park owner relocates the manufactured home owner to  
2.2 another space in the manufactured home park or to another manufactured home park at the  
2.3 park owner's expense;

2.4 (2) the manufactured home owner is vacating the premises and has informed the  
2.5 manufactured home park owner or manager of this prior to the mailing date of the closure  
2.6 statement under subdivision 1;

2.7 (3) a manufactured home owner has abandoned the manufactured home, or the  
2.8 manufactured home owner is not current on the monthly lot rental, personal property taxes;

2.9 (4) the manufactured home owner has a pending eviction action for nonpayment of lot  
2.10 rental amount under section 327C.09, which was filed against the manufactured home owner  
2.11 prior to the mailing date of the closure statement under subdivision 1, and the writ of recovery  
2.12 has been ordered by the district court;

2.13 (5) the conversion of all or a portion of a manufactured home park to another use, the  
2.14 closure of a park, or cessation of use of the land as a manufactured home park is the result  
2.15 of a taking or exercise of the power of eminent domain by a governmental entity or public  
2.16 utility; or

2.17 (6) the owner of the manufactured home is not a resident of the manufactured home  
2.18 park, as defined in section 327C.015, subdivision 14; the owner of the manufactured home  
2.19 is a resident, but came to reside in the manufactured home park after the mailing date of  
2.20 the closure statement under subdivision 1; or the owner of the manufactured home has not  
2.21 paid the \$15 assessment when due under paragraph (c).

2.22 (c) If the unencumbered fund balance in the manufactured home relocation trust fund  
2.23 is less than \$2,000,000 as of June 30 of each year, the Minnesota Housing Finance Agency  
2.24 shall assess each manufactured home park owner by mail the total amount of \$15 for each  
2.25 licensed lot in their park, payable on or before December 15 of that year. Failure to notify  
2.26 and timely assess the manufactured home park owner by July 31 of any year shall waive  
2.27 the assessment and payment obligations of the manufactured home park owner for that year.  
2.28 Together with said assessment notice, each year the Minnesota Housing Finance Agency  
2.29 shall prepare and distribute to park owners a letter explaining whether funds are being  
2.30 collected for that year, information about the collection, an invoice for all licensed lots, a  
2.31 notice for distribution to the residents, and a sample form for the park owners to collect  
2.32 information on which park residents and lots have been accounted for. The agency must  
2.33 also include information in the letter about the tax credit available for sales of manufactured  
2.34 home parks to cooperatives in section 290.0694 and about notice requirements for unsolicited

3.1 sales in section 327C.097. The agency may include additional information in the letter about  
3.2 programs and resources available to manufactured home park residents and owners. In a  
3.3 font no smaller than 14-point, the notice provided by the Minnesota Housing Finance Agency  
3.4 for distribution to residents by the park owner will include the payment deadline of October  
3.5 31 and the following language: "THIS IS NOT AN OPTIONAL FEE. IF YOU OWN A  
3.6 MANUFACTURED HOME ON A LOT YOU RENT IN A MANUFACTURED HOME  
3.7 PARK, AND YOU RESIDE IN THAT HOME, YOU MUST PAY WHEN PROVIDED  
3.8 NOTICE." If assessed under this paragraph, the park owner may recoup the cost of the \$15  
3.9 assessment as a lump sum or as a monthly fee of no more than \$1.25 collected from park  
3.10 residents together with monthly lot rent as provided in section 327C.03, subdivision 6. If,  
3.11 by September 15, a park owner provides the notice to residents for the \$15 lump sum, a  
3.12 park owner may adjust payment for lots in their park that are vacant or otherwise not eligible  
3.13 for contribution to the trust fund under section 327C.095, subdivision 12, paragraph (b),  
3.14 and for park residents who have not paid the \$15 assessment when due to the park owner  
3.15 by October 31, and deduct from the assessment accordingly. The Minnesota Housing Finance  
3.16 Agency shall deposit any payments in the Minnesota manufactured home relocation trust  
3.17 fund and maintain an annual record for each manufactured home park of the amount received  
3.18 for that park and the number of deductions made for each of the following reasons: vacant  
3.19 lots, ineligible lots, and uncollected fees.

3.20 (d) This subdivision and subdivision 13, paragraph (c), clause (5), are enforceable by  
3.21 the neutral third party, on behalf of the Minnesota Housing Finance Agency, or by action  
3.22 in a court of appropriate jurisdiction. The court may award a prevailing party reasonable  
3.23 attorney fees, court costs, and disbursements.