SENATE
STATE OF MINNESOTA
NINETY-FOURTH SESSION

S.F. No. 3165

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DATE	D-PG	OFFICIAL STATUS
04/01/2025	1253	Introduction and first reading Referred to Housing and Homelessness Prevention

A bill for an act

relating to manufactured housing; modifying notice of offer requirements for unsolicited manufactured home park sales; amending Minnesota Statutes 2024, section 327C.097, subdivision 3.

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

Section 1. Minnesota Statutes 2024, section 327C.097, subdivision 3, is amended to read:

Subd. 3. **Notice of offer.** (a) If a park owner receives an unsolicited bona fide offer to purchase the park that the park owner intends to consider or make a counteroffer to, the park owner's only obligation shall be to mail a notice to the Minnesota Housing Finance Agency, by certified mail, and to each park resident household, by regular mail. The notice must:

(1) indicate that the park owner has received an offer that ~~it~~ the park owner is considering~~, and it must~~;

(2) disclose the price range and material terms and conditions upon which the park owner would consider selling the park ~~and consider any offer made by a representative acting on behalf of residents or a nonprofit that will become a representative acting on behalf of residents, as provided below~~;

(3) provide an opportunity for a representative acting on behalf of residents or a nonprofit that becomes a representative acting on behalf of residents to make an offer to purchase the park; and

(4) include a monitored email address and telephone number that residents, residents' representatives, or nonprofits may use to inquire about the sale. The provided contact

information must be monitored during normal business hours to ensure timely responses to inquiries.

The park owner shall be under no obligation either to sell to the nonprofit or representative acting on behalf of residents or to interrupt or delay other negotiations and shall be free to execute a purchase agreement or contract for the sale of the park to a party or parties other than the representative acting on behalf of residents. Substantial compliance with the notice requirement in this paragraph shall be deemed sufficient.

(b) The Minnesota Housing Finance Agency must, within five days of receipt of the notice required under paragraph (a), distribute a copy of the notice to any representative acting on behalf of residents and to any nonprofits that register with the agency to receive such notices. The agency shall make a list of any representatives acting on behalf of residents and any registered nonprofits publicly available on its website.