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State of Minnesota

HOUSE OF REPRESENTATIVES

NINETY-FOURTH SESSION

H. F. No. 4811

04/07/2026 Authored by Norris; Hansen, R.; Virnig and Rehrauer The bill was read for the first time and referred to the Committee on Workforce, Labor, and Economic Development Finance and Policy

1.1 A bill for an act
1.2 relating to manufactured housing; modifying eviction proceedings for manufactured
1.3 home park residents; amending Minnesota Statutes 2024, section 327C.11,
1.4 subdivision 3, by adding subdivisions; repealing Minnesota Statutes 2024, section
1.5 327C.11, subdivision 4.

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

1.7 Section 1. Minnesota Statutes 2024, section 327C.11, subdivision 3, is amended to read:

1.8 Subd. 3. Writ of recovery stayed. The issuance of a writ of recovery, ~~other than a~~
1.9 ~~conditional writ~~, shall be stayed for a ~~reasonable period not to exceed seven~~ 90 days to allow
1.10 the resident to arrange to remove the resident's home from the lot or for the purpose of an
1.11 in park sale, as provided in section 327C.07. The resident must be permitted to remain in
1.12 the home for ten days following issuance of the writ. The resident has 28 days following
1.13 the issuance of the writ to remove personal property under the process outlined in section
1.14 504B.365, subdivision 3. The writ must also direct the park owner to notify any party holding
1.15 a security interest in the resident's home and known to the park owner of the provisions of
1.16 the writ within 15 days.

1.17 Sec. 2. Minnesota Statutes 2024, section 327C.11, is amended by adding a subdivision to
1.18 read:

1.19 Subd. 5. Summons and complaint; additional notice. In addition to the information
1.20 in the summons required under section 504B.321, subdivision 4, a park owner taking an
1.21 eviction action under this section must include the following verbatim notice: "If you sign
1.22 over title to your home or the park owner otherwise takes title to your home and then sells
1.23 the home, you have the right under Minnesota law (Minnesota Statutes, section 327C.11,

2.1 subdivision 5) to the return of any money except what you owe in back rent, utility charges,  
2.2 any liens on your home, and other lawful costs and fees. To receive any money left over  
2.3 from the sale, you must provide the park owner with an address, telephone number, or email  
2.4 address where you can be contacted after you leave the park. The park owner must pay you  
2.5 within 30 days after they receive this information from you."

2.6 Sec. 3. Minnesota Statutes 2024, section 327C.11, is amended by adding a subdivision to  
2.7 read:

2.8 Subd. 6. **Acquisition and sale of resident's home by park owner; surplus.** If a park  
2.9 owner acquires title to the resident's home under section 168A.142, 168A.143, 504B.265,  
2.10 or 504B.271, and subsequently sells the home, the proceeds of that sale must first be applied  
2.11 in the following order:

2.12 (1) to any outstanding balance the former resident owed to the park for rent, utilities,  
2.13 and actual costs incurred by the park; and

2.14 (2) to any liens on the property.

2.15 A park owner must return any remaining surplus to the former resident within 30 days of  
2.16 the resident providing an address, telephone number, or email address where the former  
2.17 resident can be reached after vacating the park.

2.18 Sec. 4. **REPEALER.**

2.19 Minnesota Statutes 2024, section 327C.11, subdivision 4, is repealed.

**327C.11 EVICTION PROCEEDINGS.**

Subd. 4. **Conditional writ.** Where the interests of justice require the court may issue a conditional writ of recovery, which orders the resident and all those in the resident's household to stop residing in the park within a reasonable period not to exceed seven days, but which allows the resident's home to remain on the lot for 60 days for the purpose of an in park sale, as provided in section 327C.07. The writ shall also direct the park owner to notify any party holding a security interest in the resident's home and known to the park owner, of the provisions of the writ. If the court issues a conditional writ, the resident may keep the home on the lot for 60 days for an in park sale if:

- (1) neither the resident nor members of the resident's household reside in the park;
- (2) the resident complies with all rules relating to home and lot maintenance; and

(3) the resident pays on time all rent and utility charges owed to the park owner. If the resident fails to meet any of these conditions, the park owner may, on three days' written notice to the resident, move the court for an order making the writ of recovery unconditional. Sixty-one days after the issuance of a conditional writ, the writ shall become absolute without further court action.