



Manufactured Home Park Resident Bill of Rights (HF 2381, SF 2691)

PROBLEM:

The nation is facing an extreme shortage of low-income housing and Minnesota is no exception. Manufactured homes are an important source of affordable housing and fill an important need in the overall housing market. Manufactured homes provide housing to nearly 180,000 Minnesotans, almost all of whom are classified as low or very low income. That's why this legislation and the protections it provides these residents is so important.



SOLUTION:

Limiting Rent Increases and Late Fees

Frequently, lot rent increases at excessive rates of 10% or more, leaving people who live on fixed or low incomes in financial crisis. This bill adds clarity to the existing requirement in state law for “reasonable” rent increases by explicitly limiting rent increases to 3% annually, putting lot rent increases consistent with standard cost-of-living adjustments. It also tackles excessive late fees by limiting the fees to 8% of late rent payments.

Opportunity to Purchase

A major aspect of this bill grants tenants the opportunity to purchase (OTP). This ensures that homeowners have an opportunity to purchase the land beneath their homes when their communities are for sale. OTP balances the property rights of the homeowners and the community owners creating a balanced system that benefits all parties.

Improved Protections

By strengthening resident rights and protections, this legislation evens the playing field so residents can't be taken advantage of by predatory owners. Some of the improved protections include:

- creating a pathway to make community owners pay for damages and costs they cause,
- requiring community owners provide clear billing for services provided,
- instructing community owners to offer varied payment methods other than digital,
- holding community owners accountable for timely removal of dangerous trees,
- ensuring community owners pay for utility repairs and allowing residents to give access to the park to utility providers.



~180,000

Minnesotans live in the state's ~800 manufactured (mobile) home communities.

90%

of Minnesotans who live in an MHC own their home and rent the land their home sits on.

**Over
\$15,000**

in costs to move manufactured homes.

At least 90%

of parks sold in Minnesota were sold to out-of-state real estate investment trusts or private equity firms in 2024.

