



**RENT CONTROL IN AREAS
OF CIVIL UNREST**
H.F. 82, Rep. Hassan

The Minnesota Multi Housing Association (MHA) respectfully opposes this bill for the following reasons:

1. Broad Application. The language in this proposal would require all renewed or new, commercial or residential rental properties to maintain rent as charged on March 1, 2020. The language further states, “entities that receive or are **eligible to receive** state funding related to the civil unrest”. Entities for whom there is insufficient state assistance, or decide not to utilize state assistance, should not be included in this rent control mandate.

2. Unintended Impacts. We have concerns that this legislation could stifle development because of the unknowns of this legislation. The proposal does not seem to navigate the possibility that a building burned down could be replaced by one with additional, or potentially fewer, units for rent. Furthermore, the language in this legislation does not provide how to remedy and comply when faced with this type of issue.

3. Rent Control. MHA opposes any legislation that would force rent control on Minnesotans.

4. Process. MHA has had less than a day to engage with our members and provide meaningful public comment to the Legislature. As this legislation moves forward, we hope for further opportunity for public comment.