

Subject Prohibition on Certain Corporations and Others from Converting Single-Family Homes to Rental Properties

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Overview

This bill prohibits corporations from purchasing more than ten single-family homes for the purposes of renting. The bill allows enforcement through the Minnesota Attorney General's office.

Summary

| Section | Description |
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| 1 | <p>Single family home rental by corporate entities restricted.</p> <p>Subd. 1. Definitions. Provides definitions for “corporate owner” and “residential tenant.”</p> <p>Subd. 2. Single-family home rentals restricted. Prohibits a corporation from purchasing more than ten single-family homes and converting them into single-family home rental units.</p> <p>Subd. 3. Exceptions; exemption. Exempts governments, nonprofits, land trusts, housing developers, and mortgage note holders. Also allows a corporation to ask for an exemption.</p> <p>Subd. 4. Enforcement. Allows the attorney general's office to enforce violations of this section. This section provides that a court order finding a violation of this section may be filed with the county recorder and the violating entity would have one year to divest from the property. If the violating entity did not divest from the property, then the property may be sold through the foreclosure process in court.</p> <p>Subd. 5. Divestment purchase option. Requires a current tenant to be offered a chance to purchase the home they are residing in if the corporate owner is required to sell the property.</p> |
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Section **Description**

Effective date. Provides that this section is effective August 1, 2024, and provides two years for a corporation in violation of the statute to come into compliance.



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