

MANUFACTURED HOME PARKS HANDBOOK



From the Office of the
Minnesota Attorney General
helping people afford their lives and live with dignity, safety, and respect

www.ag.state.mn.us

This handbook explains the Minnesota laws concerning manufactured home park residents and park owners. A right or privilege guaranteed by law cannot be waived. For specific advice or assistance, residents and park owners may contact the organizations listed at the back of this book beginning on page 21, or a private attorney.

This brochure is intended to be used as a source for general information and is not provided as legal advice.

The Manufactured Home Parks Handbook is written and published by the Minnesota Attorney General's Office.

This document is available in alternative formats to individuals with disabilities by calling (651) 296-3353 (Twin Cities Calling Area), (800) 657-3787 (Outside the Twin Cities), or through the Minnesota Relay Service at (800) 627-3529.

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Purchasing a Manufactured Home

Licensing and Bonding of Dealers and Manufacturers

Manufactured home dealers must have a license, surety bond, and liability insurance. The license must be prominently displayed on the premises. Banks, savings and loans associations, real estate brokers, and businesses that repossess manufactured homes are not required to have a license or a bond.

The Commissioner of the Department of Labor and Industry licenses entities that meet the application, bond, and insurance requirements. Certificates are issued by the Commissioner to anyone who is granted a license. The Commissioner may deny, suspend, or revoke any license if the licensee or any of its directors, officers, general partners, or affiliates violates applicable law.

Warranties

Every new manufactured home sold in Minnesota has an implied warranty that the home conforms to applicable federal and state laws. Every new manufactured home also has an implied warranty of merchantability and fitness for permanent housing in Minnesota's climate. Manufacturers or dealers may also make express warranties on a manufactured home, but they cannot limit any implied warranties.

Warranties are valid for one year from the date the new home is delivered to the consumer. When a homeowner wants to make a claim covered by either an express or implied warranty, the homeowner must notify the dealer, or the manufacturer, within a reasonable time after discovering the problem, but no later than 90 days after the expiration of the warranty. Either the manufacturer or the dealer, or both of them working together, must repair the manufactured home at its site within a reasonable amount of time after receiving notice from the owner.

Building Codes

Minnesota law forbids the selling or installation for occupancy of a used manufactured home, manufactured after June 14, 1976, unless it complies with certain health and safety codes listed in subdivision 1(a) of Minnesota Statutes section 327.32¹ The law also requires that a Notice of Compliance Form must be signed by the seller and purchaser, indicate which party is responsible for either making or paying for any necessary corrections prior to the sale and transferring ownership of the manufactured home, and must be substantially in the format as found on the Notice of Compliance Form on pages 32 and 33 at the back of this publication.² As of January 1, 2026, if a used manufactured home is located in a manufactured home park then it also cannot be leased or subleased out unless it complies with the same health and safety codes, and it is the responsibility of the owner to pay for or complete necessary compliance work prior to the renter moving in.³ Additionally, the statutory Notice of Compliance Form must be provided to the renter as part of the lease before the renter occupies the home.

1 Minn. Stat. section 327.32, subd. 1a.

2 Minn. Stat. section 327.32, subd. 1a.

3 Minn. Stat. section 327.32, subd. 1a.

It is a misdemeanor to alter a certified manufactured home manufactured after June 14, 1976, so that it violates building codes.⁴ It is also a misdemeanor to sell or lease any manufactured home manufactured after June 14, 1976, which does not comply with applicable Minnesota statutes.⁵ Additionally, it is a misdemeanor to install a manufactured home at a site of occupancy which does not comply with applicable Minnesota statutes or with the manufactured home installation rules, Minnesota Rules chapter 1350.⁶

The Commissioner of the Department of Labor and Industry enforces the manufactured home installation rules.⁷

The Commissioner may:

- Charge reasonable fees for inspections, seals, and other enforcement costs.⁸
- Adopt rules governing the installation of manufactured homes.⁹
- Adopt rules governing the construction, installation, and certification of manufactured home accessory structures (this means any factory-built building or structure that is an addition or supplement to a manufactured home).^{10,11}

A person who fails to correct a Manufactured Home Building Code violation within 40 days of being ordered to do so is guilty of a misdemeanor, subject to certain exceptions.¹² Additionally, anyone who violates any of these laws is liable to the State of Minnesota for a monetary penalty up to \$1,000 for each violation, not to exceed \$1,000,000.¹³

Tire and Axle Scam

Residents should be aware of companies that offer to buy tires and axles from residents. It may be illegal to sell them and it could create problems when moving the home or buying replacements. Also, there is a chance that the company will move on and leave the resident without compensation or goods.

4 Minn. Stat. section 327.34, subd. 1(c).

5 Minn. Stat. section 327.34, subd. 1(a).

6 Minn. Stat. section 327.34, subd. 3a.

7 Minn. Rules 1350.0100, subp. 54, 1350.0300.

8 Minn. Stat. section 327.33, subd. 2.

9 Minn. Rule 1350.7100.

10 Minn. Stat. section 327.32, subd. 7.

11 Minn. Stat. section 327.33, subds. 4 and 5.

12 Minn. Stat. section 327.34, subd. 1(d).

13 Minn. Stat. section 327.35, subd. 1.

Duties of the Park Owner and Manager

Park owners and their designated managers must perform specific duties required by state law. Duties include being licensed, complying with state law and local ordinances, and properly maintaining the park.

License

A manufactured home park owner or operator must have a license from the Minnesota Department of Health.¹⁴ This license must be conspicuously displayed in the office of the manufactured home park or camping area.¹⁵

A park owner or manager must apply for this license and the Department of Health must inspect the manufactured home park and grant a license if all requirements are met.¹⁶

If the Commissioner of the Department of Health denies a license application, the park owner or manager may appeal the decision.¹⁷ The person who is appealing the decision must request a hearing by notifying the Commissioner within 20 days after receipt of notice of the proposed denial of the license.¹⁸

Compliance with Health Regulations

The Department of Health has adopted rules governing manufactured home parks, Minnesota Rules chapter 4630. The Department of Health has the authority to enforce these rules and related statutes according to the Health Enforcement Consolidation Act.¹⁹ If a person is injured, or threatened with injury because a health or safety rule is violated, the person may contact the Department of Health to file a complaint.²⁰ The Department of Health can require the park to comply, or assist the park in correcting the violation.²¹ An injured person may also file a private lawsuit.²²

Attendant

An owner or attendant must maintain the park, facilities, and equipment in clean, orderly, and sanitary condition.²³ If the park contains more than 50 lots, the park owner or the attendant must be available at all times in case of emergency.²⁴

Storm Shelters and Evacuation

Storm shelters or evacuation plans provide residents with access to safe shelter in cases of bad weather.²⁵ Storm shelter plans vary depending on the number of residents in the park and when the park was originally licensed.²⁶

14 Minn. Stat. section 327.15, subd. 1.

15 Minn. Stat. section 327.15, subd. 1.

16 Minn. Stat. section 327.15, subd. 1.

17 Minn. Stat. section 327.16, subd. 6.

18 Minn. Stat. section 327.16, subd. 6; Minn. Stat. section 144.99, subd. 10.

19 See also Minn. Stat. section 327.33, subd. 6.

20 Minn. Rule 1350.4200.

21 Minn. Rules 1350.2400, 1350.4700.

22 Minn. Stat. section 327.24, subd. 3.

23 Minn. Rule 4630.0300.

24 Minn. Stat. section 327.20, subd. 1(1).

25 Minn. Rule 1370.0100.

26 Minn. Stat. section 327.20, subd. 1(7).

Parks with fewer than ten homes must provide either a shelter on the premises or a plan for evacuation to a nearby shelter. The plan or shelter should be developed with the assistance and approval of the park's local municipality and must be posted in conspicuous locations throughout the park.²⁷

Parks with ten or more homes, licensed prior to March 1, 1988, must provide either a shelter on the premises or evacuation plans to a storm shelter close to the park. The shelter or evacuation plan must have been approved by the park's local municipality by March 1, 1989, and a copy submitted to the Department of Health. The park owner must give all residents a copy of the evacuation or shelter plan.²⁸ Parks with ten or more homes, licensed after March 1, 1988, must provide a storm shelter within the park.²⁹

Shelters constructed after March 1, 1988, must comply with the state building code.³⁰ The Department of Labor and Industry enforces the state's building code and has jurisdiction over the proper construction of storm shelters. The Department of Health has jurisdiction over whether the shelter or shelter plan is adequate to meet the needs of park residents. Page 21 of this brochure lists contact information for these departments.

Drains, Water Supply, and Lots

Manufactured home parks must be well drained³¹ and have an adequate supply of safe water.³² The park must make sure homes are properly placed within the park, and the lots are divided correctly.³³

Tenants' Remedies

Residents of a manufactured home park are generally afforded the rights of residential tenants under Minnesota law. Likewise, residents in a manufactured home park may form a "resident association," which is organized for the purpose of resolving matters relating to living conditions in the manufactured home park.³⁴ A park owner cannot retaliate against a resident for joining and participating a resident association.³⁵

In most situations, a tenant may request that the Minnesota Department of Health or a local authority inspector conduct an inspection for code violations.³⁶ Thereafter, the inspector must notify the tenant in writing of any code violations, and provide the park with a reasonable period of time to correct the violations.³⁷ If the violations are not corrected, a tenant may bring an action in district court in the county where the violation exists.³⁸ The owner must be informed in writing at least 14 days before the tenant may take action.³⁹ A hearing must be scheduled between 7 and 14 days after the complaint is received by the court administrator.⁴⁰ If the court finds that a violation has not been remedied, the court may issue an order requiring corrective action, rent abate, appoint a third-party administrator

27 Minn. Stat. section 327.20, subd. 1(6).

28 Minn. Stat. section 327.20, subd. 1(7).

29 Minn. Stat section 327.205.

30 Minn. Rule 1370.0140.

31 Minn. Stat. section 327.20, subd. 1(2).

32 Minn. Stat. section 327.20, subd. 1(4).

33 Minn. Stat. section 327.20, subd. 1(3); Minn. Rule 4630.0400.

34 Minn. Stat. 327C.015, subd. 15.

35 Minn. Stat. section 327C.12(3).

36 Minn. Stat. 504B.185, subd. 1.

37 Minn. Stat. 504B.185, subd. 2.

38 Minn. Stat. section 504B.395

39 Minn. Stat. section 504B.395, subd. 4.

40 Minn. Stat. section 504B.401, subd. 1(b).

to monitor rent and repairs, and aware other relief, including a judgment against the owner for reasonable attorney's fees, not to exceed \$500.⁴¹

If the violation is a case of emergency (i.e., loss of running water, hot water, heat, electricity, sanitary facilities, or other essential services), then a resident or resident association can file an emergency relief proceeding.⁴² The resident must make reasonable efforts to notify the owner of the emergency relief proceeding at least 24 hours in advance.⁴³

Rental Agreements

Requirements of a Rental Agreement

The lease, or rental agreement, is the contract between the park owner and the resident. Leases are always negotiable. A copy of the rental agreement must be given to the park applicant so the applicant can review it before signing.⁴⁴ But, remember, any negotiations must take place before the lease is signed by either party.

A copy of the rental agreement,⁴⁵ the notice required by state law, and the written procedures and criteria used to evaluate a prospective tenant, must be given to an applicant to review before the applicant is asked to sign them. (Text of the required notice can be found on page 31.) The notice required by state law must also be posted in a conspicuous and public location in the park.⁴⁶

A rental agreement must meet the following criteria:

- It must be in writing.⁴⁷
- It must be signed by the resident and the park owner or the owner's designated person.⁴⁸
- It must specify the terms and conditions of the rental of the lot, including:⁴⁹
 - The location of the lot and its address or site number;
 - The amount of rent per month and a statement of all personal property, services, and facilities that the park owner agrees to provide to the resident;
 - The rights, duties, and obligations of the parties, and all rules applicable to the resident;
 - The amount of any security deposit or other financial obligation imposed on the resident by the parkowner; and
 - The name of any person holding a security interest in the resident's home.

Park owners are required to give each resident a signed copy of the rental agreement with a copy of the evacuation or shelter plan attached.⁵⁰

41 Minn. Stat. section 504B.425.

42 Minn. Stat. section 504B.381, subd. 1.

43 Minn. Stat. section 504B.381, subd. 4.

44 Minn. Stat. section 327C.02, subd. 1.

45 Minn. Stat. section 327C.02, subd. 1.

46 Minn. Stat. 327C.02, subd. 5.

47 Minn. Stat. section 327C.02, subd. 1.

48 Minn. Stat. section 327C.02, subd. 1.

49 Minn. Stat. section 327C.02, subd. 1.

50 Minn. Stat. section 327C.025.

Serving Notice

When a park owner must give notices to modify park rules, recover possession for the land if a resident allegedly violates a new or amended rule, to residents, the following are considered “proper notice”:

- Personal service.
- Mailing the notice to the last known mailing address of the resident.
- Delivering the notice to the resident’s home. (The notice must be left with someone of suitable age and discretion, or placed in a secure and conspicuous location at the home.)
- Sending certified mail. (This is effective even if the resident refuses delivery.)

A park owner must also provide a prospective resident with a notice regarding the resident’s rights.⁵¹ The notice must use the language in Minnesota Statute section 327C.02, subd. 5, and must be posted in a conspicuous and public location within the park.

Park Rules

A park “rule” is any rental agreement provision, regulation, rule, or policy established by a park owner to control or affect the behavior of residents.⁵² There are reasonable rules and unreasonable rules:

Reasonable Rules

Under Minnesota law, park leases, rules, and regulations must:

- Be written in plain language.
- Be reasonable. A “reasonable rule” is one that.⁵³
 - Promotes the convenience and safety of the residents. It also promotes the good appearance and efficient operation of the park, protects the park premises, and fairly distributes services and facilities.
 - Relates to the purpose for which it is adopted.
 - Is not retaliatory or discriminatory in nature.
 - Informs residents of acceptable and unacceptable behavior.

Unreasonable Rules

Unreasonable rules are not allowed.⁵⁴ Unreasonable rules include (but are not limited to) the following:⁵⁵

- Prohibiting a resident from putting a “for sale” sign on a home.
- Requiring a resident or prospective resident to buy goods or services from a particular vendor—including the park owner.
- Requiring a resident to use the services of a particular dealer or broker for an in-park sale.
- Requiring more than one occupant of a home to have an ownership interest in that home.

51 Minn. Stat. section 327C.02, subd. 5.

52 Minn. Stat. section 327C.015, subd. 16.

53 Minn. Stat. section 327C.015, subd. 12.

54 Minn. Stat. section 327C.05, subd. 1.

55 Minn. Stat. section 327C.05, subds. 2, 3.

Changes to Park Rules

A park can change or modify its rules, but the law requires that:⁵⁶

- The park give residents 60-days written notice before the changes take effect.
- All changes be reasonable.
- Any new rule that “substantially modifies” previous policies can only be enforced against new residents.

Substantial Modifications to Park Rules

A substantial modification is a rule change that:⁵⁷

- Significantly diminishes or eliminates the park owner’s material obligations.
- Significantly limits residents’ rights, privileges, or freedom of action.
- Involves a significant new expense for a resident.

If a new rule does not “substantially modify” a rule that was in effect when a resident signed a lease, the new rule is enforceable.⁵⁸

The following rule changes are examples of a substantial modification:

- A security deposit increase.
- An unreasonable rent increase.

The following are examples of rule changes that are not substantial modifications:⁵⁹

- A reasonable rent increase with 60-days written notice and no more than two rent increases in 12 months. (A reasonable rent increase is not a “rule” by definition.)
- A rule change required by government action.
- A rule change requiring all residents to maintain their homes, sheds, and other property in good repair and safe condition.
- A rule change requiring total replacement of a resident’s home, shed, or other property if repair is impractical, and total replacement is necessary.
- The installation of water and sewer meters and the metering of and billing individual homes for water and sewer service.

A park may attempt to evict a resident for violating a new or amended rule.⁶⁰ A court may consider the following factors when deciding if a new rule is a substantial modification or not:⁶¹

- Any new circumstances that have occurred since the original rule was adopted that make a rule change necessary.
- Any new benefits that residents receive because of the rule change.

If a court finds the rule reasonable, and not a substantial modification of the original agreement, the court will order the resident to comply with the rule within ten days. If the resident does not comply, or violates the rule again, and

56 Minn. Stat. section 327C.02, subd. 2.

57 Minn. Stat. section 327C.015, subd. 17.

58 Minn. Stat. section 327C.02, subd. 2.

59 Minn. Stat. section 327C.02, subd. 2.

60 Minn. Stat. section 327C.02, subd. 2a.

61 Minn. Stat. section 327C.02, subd. 2.

after the park owner gives the resident three days' written notice, the resident may be evicted.⁶² (See page 12 for eviction information.)

Illegal Rules

Parks cannot make rules that unreasonably conflict with the following rights of residents:

Privacy of a Resident's Home

A park's owner or employees may only enter a resident's home to respond to an emergency or to prevent damage to the manufactured home park.⁶³

The park owner or employees may come onto a manufactured home park rental lot to inspect the lot, to supply necessary or agreed upon goods, services, or repairs, or to show the lot to buyers, residents, workers, contractors, or mortgagees.

Except in the case of an emergency, the park owner or employees cannot come onto a lot at unreasonable times, or in a way that unreasonably disrupts the resident's use and enjoyment of the lot.⁶⁴

Guests and Additions to a Household

The park cannot require a resident to pay a fee for guests, limit the number of persons residing in the home, or limit the number or age of children residing or staying in the home.⁶⁵

The park can set reasonable limits on the number of people who may permanently live in a manufactured home if the limit is reasonably related to the home's size and the number of rooms it contains.⁶⁶

Freedom of Expression

The park cannot prohibit a resident or anyone else from peacefully organizing, assembling, canvassing, or distributing leaflets in the park for non-commercial purposes. But, just like a municipality, the park can set reasonable limits on the time, place, and manner of these activities.⁶⁷ Also, the park can prohibit commercial activities in the park, such as selling products door-to-door.⁶⁸

62 Minn. Stat. section 327C.02, subd. 2a.

63 Minn. Stat. section 327C.14, subd. 1.

64 Minn. Stat. section 327C.14, subd. 2.

65 Minn. Stat. section 327C.03, subd. 3.

66 Minn. Stat. section 327C.05, subd. 4.

67 Minn. Stat. section 327C.13.

68 Minn. Stat. section 327C.13.

Fees

Illegal Fees

The park cannot charge any fees based on:⁶⁹

- The number or age of the people who are living or staying with a resident.
- The number of guests staying in the home.
- The type of personal property, such as a washer or dryer, that a home contains.
- The size of a home.
- The fact that a home is temporarily vacant.

The law does not prevent a park owner from reducing or eliminating the rent for a resident with special needs.⁷⁰

Legal Fees

Manufactured home parks may charge the following fees:

Rental fees

The park may charge a basic lot rental fee that is the same for all park households. The park is allowed to charge extra for:⁷¹

- A larger lot.
- A better location.
- Special services or facilities provided by the park.
- Each pet a resident owns. (Up to \$4 per month may be charged per pet.)
- Late rent, if this is specified in the rental agreement.

The park must give residents 60-days written notice of any rent increase.⁷² The park cannot increase the rent more than twice in 12 months.⁷³ Also, a rent increase is not valid if its purpose is to pay civil or criminal penalties imposed on the park owner by a court or government agency.⁷⁴

Security Deposits

The park may require a security deposit of up to two-months' rent. By giving this deposit to the owner, the resident is providing a guarantee that the resident will comply with the rental agreement. The deposit also protects the park owner from damage caused by the resident, including damage that may occur during installation or removal of the home.⁷⁵ After the original security deposit is agreed upon, the security deposit may not be increased. This would be a substantial modification of the original rental agreement and would not be enforceable.

69 Minn. Stat. section 327C.03, subd. 3.

70 Minn. Stat. section 327C.03, subd. 3.

71 Minn. Stat. section 327C.03, subd. 3.

72 Minn. Stat. section 327C.06, subd. 1.

73 Minn. Stat. section 327C.06, subd. 3.

74 Minn. Stat. section 327C.06, subd. 2.

75 Minn. Stat. section 327C.03, subd. 4.

When a resident moves, the resident must leave a forwarding address with the park. The park has 21 days to return the resident's entire deposit, plus one percent interest, or send the resident a letter explaining why some, or all, of the security deposit is being withheld.⁷⁶

The park may keep all or part of a resident's security deposit if the resident has not paid some of the rent owed or has damaged park property.⁷⁷ If the resident does not agree with the park's reason for keeping the deposit, the resident may sue the park owner in Conciliation Court to recover the money.⁷⁸ (The Minnesota Attorney General's Office publishes a free guide titled *Conciliation Court: A User's Guide to Small Claims Court*. Contact the Office to order a copy.) In court, the park owner must justify withholding the security deposit.

If the judge decides the owner knew it was wrong to withhold the money (called acting in "bad faith"), then the resident may be awarded the amount withheld, plus damages up to the amount withheld and up to \$500 in additional other damages.⁷⁹

If a park owner does not provide a written explanation for keeping the deposit, then the deposit must be returned to the resident within two weeks after the resident has filed a complaint in court or the court will presume the owner is acting in "bad faith."⁸⁰

The law does not allow residents to use their security deposit to pay rent. Those residents who do may be taken to court and may have to pay the park owner the amount of rent withheld plus a penalty. However, before the park owner can take a resident to court, the owner must give the resident a written demand for the rent and a notice that it is illegal to withhold it.

Utility Fees

The park may charge residents for utility services that the park provides. A "utility service" is defined as any electric, fuel oil, natural or propane gas, sewer, waste disposal, or water service.⁸¹ Unless the park owner has installed measuring devices that accurately meter each household's use of a utility, the park has to charge each household the same amount for the service.⁸²

Under Minnesota law, if a park owner provides a utility service, the park owner may charge no more than:

- The rate the resident could pay directly for the same utility service in that market area; or
- The rate charged within the same market area to single family dwellings.⁸³

The park owner may only charge residents the actual amount billed by the public utility or utility cooperative.⁸⁴ Before billing residents, the park owner must deduct charges for utilities that are used exclusively or primarily for the park owner's purposes. Residents may not be billed for administrative, capital, or other costs.⁸⁵

76 Minn. Stat. section 504B.178.

77 Minn. Stat. section 504B.178, subd. 8.

78 Minn. Stat. section 504B.178, subd. 9.

79 Minn. Stat. section 504B.178, subd. 7.

80 Minn. Stat. section 504B.178, subd. 7.

81 Minn. Stat. section 327C.015, subd. 17a.

82 Minn. Stat. section 327C.04, subd. 2.

83 Minn. Stat. section 327C.04, subd. 3.

84 Minn. Stat. section 327C.04, subd. 5.

85 Minn. Stat. section 327C.04, subd. 5(c).

Special Rules for Water and Sewer Bills and Rent Increases

A park owner who wants a resident with water and sewer included in their lease to start paying their water and sewer bill directly must give the resident an example of what their water and sewer bills might look like for three months in a row before switching them over. After the park owner switches the resident to direct payment of these bills, the park owner cannot raise their lot rent for 13 months.⁸⁶

Installation and Removal Fees

The park may provide and charge for home to install or remove the resident's home if a resident hires the park to install or remove the resident's home, the contract for this service must be in writing. If the park requires a resident to use the park owner's service to install or remove a home, the installation and removal must be free.⁸⁷

Maintenance Fees

The park can charge a resident for a resident's lot maintenance if the work is required by the lease, park rules, or state or local law, and the resident does not do the work. The resident can only be charged a reasonable cost and a fee of up to \$10 if:

The park owner may do the maintenance and charge the resident a reasonable cost, plus a fee of up to \$10, if:

- Before doing the work, the park gives the resident written notice explaining what work needs to be done, why, and a reasonable deadline. The notice must explain that if the resident does not do the work by the deadline, the park will do the work and send the resident a written notice of the charge.
- Failure to do the required maintenance endangers park facilities or other residents. In this case the park owner may give the resident a written notice requiring immediate compliance. If delivery of the notice would be impractical or useless, the park owner may skip the written notice and charge the resident the reasonable cost of the work. The park owner has the same right to collect these charges as the owner has to collect rent owed by the resident.

A written notice for work done by the park must include:

- The work performed.
- The date the work was done.
- The total cost and the way in which this cost was computed.
- The deadline for the resident's payment (this cannot be less than 30 days after the notice is sent).⁸⁸

Processing Fees

The park can charge an application processing fee, not to exceed \$25, to people who want to buy a home from a park resident and want the home to remain in the park.⁸⁹

Under Minnesota law a park is prohibited from charging any other "entrance" or "transfer" fees for the right to become a park resident, or for the right to sell or buy a manufactured home already located in the park.⁹⁰

86 Minn. Stat. section 327C.04, subd. 6.

87 Minn. Stat. section 327C.03, subd. 2.

88 Minn. Stat. section 327C.03, subd. 5.

89 Minn. Stat. section 327C.07, subd. 1.

90 Minn. Stat. 327C.03, subd. 1.

Eviction

Actions For Which a Resident's Lease May be Terminated

There are eight reasons a resident of manufactured home park can have their lease terminated. Minnesota law allows a park to ask a resident to move for the following reasons:

1. **A resident is late paying rent or utility charges owed to the park.** The park has to give the resident, and anyone the park knows has a mortgage on the resident's home, a written notice ten days before taking action. Either the resident or the mortgage-holder must pay the amount due within the ten days, or the park can ask the resident to move.⁹¹
2. **A resident fails to comply with a law or government rule relating to manufactured home parks.** The park must write to the resident and explain what the resident is doing wrong. The resident must then begin obeying the law or regulation within the time allowed or within a reasonable amount of time.⁹²
3. **A resident breaks the terms of the lease or the park's rules.** The park must provide a resident with written notice of the problem specifying the date, time, and nature of the alleged rule violation. The resident must comply with the lease or rules within 30 days after receiving the written notice. This 30-day time frame does not apply to nonpayment of rent. Nonpayment of rent requires compliance within ten days after the resident receives written notice.⁹³
4. **A resident repeatedly breaks important terms of the lease or park rules, or repeatedly breaks laws or governmental rules relating to manufactured home parks.** The park has to give a resident written notice of the violations and a written warning that any future violation could result in eviction. If the resident commits a violation within six months of receiving the notice, the park can ask the resident to move immediately.⁹⁴

For example, if a resident breaks important park rules, gets a 30-day warning, obeys the rules for 30 days, breaks the rules again, and gets another warning, then the park may give the resident written notice that future violations will be cause for eviction. If the resident then commits another serious violation within six months, the park can ask the resident to move.

5. **A resident does something in the manufactured home park that endangers other residents or park personnel, seriously damages park property, or substantially annoys other residents.** The park can give a resident written notice and ask the resident to move within 30 days. The notice must state the time, date, and nature of the annoyance, damage, or endangerment. The park may ask a resident to move immediately if the resident again endangers or substantially annoys people or seriously damages park property after the resident has received the 30-day notice. The park owner does not need to produce evidence of a criminal conviction to evict a resident.⁹⁵

91 Minn. Stat. section 327C.03, subd. 2.

92 Minn. Stat. section 327C.03, subd. 3.

93 Minn. Stat. section 327C.09, subd. 4.

94 Minn. Stat. section 327C.09, subd. 6.

95 Minn. Stat. section 327C.09, subd. 5.

6. **All or part of the manufactured home park is going to close.** The owner must give residents twelve-months advance notice before the park will close. The park owner has additional responsibilities to residents when closing a park. If part of the park will remain open, a resident has the right to move within the park, providing a lot is available and the home fits the size and zoning of the lot.⁹⁶
7. **The park owner is making improvements to the park that will substantially benefit the health and safety of the residents and it is necessary to remove a resident's home to complete the work.** The park must give residents who will be affected written notice 90 days before work will begin. This notice must explain how the improvements will benefit the residents. Residents have the right to move within the park, if the homes fit the size and zoning of the available lots.⁹⁷
8. **A resident gives false information in the lease application.** The park can ask a resident to move if the resident has given false information in the lease application. However, a park may only evict residents for this reason if the park acts within one year of the date the resident started to pay rent.⁹⁸ If the park asks a resident to move, but the resident feels he or she has a legal right to stay, the resident can refuse to move.

In order to evict a resident, the park must go to court. If the court decides in favor of the park, the court will order the resident to move.

Defenses to Eviction

There are four defenses a resident can use to respond to a park owner's eviction action filed in court.⁹⁹ These include:

1. A resident being evicted for nonpayment of rent has a defense if the money owed is being charged illegally by the park owner.
2. A resident being evicted for nonpayment of rent has a defense if a park owner did not give proper notice of a rent increase, or increased the rent more than two times in 12 months.
3. A resident being evicted due to a rule violation has a defense if the rule is unreasonable.
4. A resident may use the landlord's retaliation as a defense in an eviction action.

Right to Redemption

A resident has a right to redemption up to two times each year. This means if a landlord filed an eviction action against a resident for nonpayment of rent, that resident may stay in the park if the resident pays all money owed to the park, including rent, with interest, cost of the action, and an attorney's fee of \$5.¹⁰⁰ A resident may redeem by providing the park owner with a written guarantee of funds from (1) a federal agency, state agency, or local unit of government, or (2) any other organization that qualifies for 501(c)(3) tax exempt status, and that administers a government rental assistance program, has sufficient funds available, and guarantees funds will be provided to the landlord.¹⁰¹

96 Minn. Stat. section 327C.095, subd. 1.

97 Minn. Stat. section 327C.09, subd. 8.

98 Minn. Stat. section 327C.09, subd. 7.

99 Minn. Stat. section 327C.10

100 Minn. Stat. section 327C.11, subd. 1.

101 Minn. Stat. section 504B.291, subd. 1.

Eviction Proceedings

To evict a resident, a court must issue a *Writ of Restitution*, or a *Conditional Writ*. These writs provide different timelines for eviction:

- Under a *Writ of Recovery*, a resident must be allowed a reasonable period of time (up to seven days) to arrange to remove the resident's home from the lot.¹⁰²
- Under a *Conditional Writ*, a resident must be allowed to reside in the park for a reasonable period (up to seven days). However, the resident's home is allowed to remain on the lot for 60 days to allow for an in-park sale of the home.¹⁰³

Parks Cannot Retaliate

A park owner cannot retaliate against a resident for making a good faith effort to exercise the resident's rights.¹⁰⁴ The park cannot increase rent, decrease services, change the rental agreement, evict the resident, or threaten to do any of these things simply because a resident has:

- Complained in good faith to the park owner or to a government agency or official.
- Attempted in good faith to exercise rights under the lease, park rules, or any law or government rule.
- Participated in the activities of a resident association. Resident associations are organized for the purpose of resolving matters relating to living conditions in the park.

If the park tries to evict a resident within 90 days after the resident has taken any of these actions, the park has to prove in court that the eviction was not retaliatory. Even after 90 days have passed, if the resident can show evidence that the reason for the eviction is retaliation, the burden is on the park to prove otherwise.¹⁰⁵

In-Park Sale of a Manufactured Home

An in-park sale occurs when a resident sells his or her home to a buyer who wants the home to remain in the same park. A resident has the right to sell the home within the park regardless of the home's age.

The park cannot:¹⁰⁶

- Charge more than a \$25 application-processing fee when a resident wants to sell a home within the park.
- Require a resident to sell the home to the park.
- Require a resident to use the park as a listing or selling agent.
- Give preferential treatment to applicants whose sale is being brokered by the park owner.

If a park owner is licensed as a dealer, a park owner may agree in writing to broker the in-park sale of a resident's home.

102 Minn. Stat. section 327C.11, subds. 3, 4.

103 Minn. Stat. section 327C.11, subd. 4.

104 Minn. Stat. section 327C.12.

105 Minn. Stat. section 504B.285, subd. 2.

106 Minn. Stat. section 327C.07, subd. 1

The park can:

- Charge up to \$25 for processing a prospective buyer's application to become a resident.
- Allow a home to remain vacant for 90 days or longer as specified by park rules.
- Require rent to be paid on time and the lot to be properly maintained.
- Approve a buyer as a resident.¹⁰⁷
- Inspect the resident's lot and exterior of the home to see if they comply with reasonable and preexisting rules applicable to the resident and relating to maintenance prior to approving an in-park sale. The park owner may not charge a fee for this inspection.¹⁰⁸

When selling a home through a broker, the broker must be a licensed manufactured home dealer or a licensed real estate broker.¹⁰⁹ A resident can sell the home they own without a license. If a home or lot does not meet existing park rules, the park can require the owner to follow the rules before the park approves the sale of the home.

The park owner may require a prospective buyer to agree to rules different from those that applied to the resident who is selling the home. However, the park owner cannot enforce any rule adopted or amended after the resident entered into the rental agreement that would:¹¹⁰

- Significantly increase the difficulty or time involved in selling the home.
- Significantly decrease the price at which the home can be sold.
- Involve any other significant cost for either the resident or buyer, except the cost to bring the home into compliance with preexisting maintenance rules.

However, if a home, shed, or other structure has become so dilapidated that repair is impractical and total replacement is necessary, the park may require replacement by the resident or prospective buyer in accordance with a generally applicable rule adopted after the resident initially entered into an agreement with the park.¹¹¹

Park's Approval of a Buyer for Residency

The park has the right to approve a buyer as a resident. The seller must tell the prospective buyer, in writing, that the sale is subject to final approval by the park.¹¹²

When a prospective buyer seeks to become a resident, the park owner may require the prospective buyer to submit certain information. The required information may include:¹¹³

- The purchase price of the home.
- The amount of monthly payments on the home.
- Any relevant documentation necessary to verify the information.
- The creditworthiness of the prospective buyer.

107 Minn. Stat. section 327C.07, subd. 2.

108 Minn. Stat. section 327C.07, subd. 4.

109 Minn. Stat. section 327B.04, subds. 1, 5.

110 Minn. Stat. section 327C.07, subd. 4.

111 Minn. Stat. section 327C.07, subd. 4.

112 Minn. Stat. section 327C.07, subd. 6.

113 Minn. Stat. section 327C.07, subd. 3.

The park must comply with the following when processing a buyer's application:¹¹⁴

- The park must explain, in writing, its decision-making process for approving or rejecting new residents.
- The park must make copies of this explanation available without charge and include a copy with rental applications.
- The written policies for approving or rejecting residents must be reasonable and apply uniformly to all applicants.
- If the park owner requires a personal interview, the park owner must be available for interviews at reasonable times.
- The park must make a decision within 14 days after receiving the buyer's completed application. If a delay occurs, the park must give the seller and the buyer a written explanation and make a decision as soon as possible.
- The park cannot be any stricter in approving a prospective buyer than it is in approving other prospective residents.
- If the park denies a buyer's application, the denial must be reasonable. The park owner cannot deny residency to a prospective buyer for any reason prohibited by federal, state, or local law.
- If a buyer gives the park a written request for an explanation of the park's decision, the park must provide it within three days.

Safety Disclosure and Repairs

The Legislature repealed the law that previously required the seller of a manufactured home within a park to provide a "safety feature disclosure form" to any prospective buyer. Sales of used manufactured homes manufactured after June 14, 1976, must comply with the Notice of Compliance Form found on pages 32 and 33 of this publication.

Repossession

A manufactured home can be repossessed under the following circumstances:

- If the resident-owner defaults on the security agreement for the manufactured home;¹¹⁵
- If the resident-owner defaults on another security agreement for which the manufactured home has been used as collateral; and
- If the owner who does not reside in the home defaults on the security agreement for the manufactured home.

A secured party may commence repossession of a manufactured home by personally serving upon, or by sending by certified or registered United States mail and concurrently sending a copy of the notice by first class mail to the occupant of the manufactured home a notice and, if the occupant is not the debtor, by sending a registered or certified letter to the last known address of the debtor under the security agreement. The notice must set forth the circumstances constituting the default and state that the secured party will, at the expiration of a 30-day period following receipt of the notice, seek a court order removing the occupant from the manufactured home and repossessing the manufactured home, unless the debtor or the occupant acting on behalf of the debtor cures

114 Minn. Stat. section 327C.07, subd. 2.

115 Minn. Stat. section 327.64, subd. 1.

the default prior to that time. The notice of default must contain the following language: “Your loan is currently in default. Contact us immediately at [insert phone number] to discuss possible options for preventing repossession. We encourage you to seek assistance from the foreclosure prevention counseling program in your area. Nearby community agencies will answer your questions, offer free advice, and help you create a plan. You can contact the Minnesota Home Ownership Center at (866) 462-6466 or www.hocmn.org to get the phone number and location of the nearest foreclosure prevention organization. Call today. Waiting limits your options. IF YOU DO NOT BECOME CURRENT ON YOUR LOAN WITHIN 30 DAYS, WE WILL SEEK A COURT ORDER REPOSSESSING THE HOME, AND BY COURT ORDER YOU WILL HAVE TO VACATE THE HOME.”¹¹⁶

A debtor, or an occupant of a manufactured home acting on behalf of a debtor, may within the 30-day period, cure a default by tendering full payment of the sums then in arrears under the terms of the security agreement, or by otherwise remedying the default, and by paying the reasonable costs, not to exceed the sum of \$100, incurred by the secured party to enforce the security agreement. Cure of a default shall suspend the secured party’s right to seek repossession of the manufactured home.¹¹⁷

In addition, if the debtor does not cure the default within the 30-day period, the secured party must also send a registered or certified letter and concurrently send a copy of the notice by first class mail to the occupant of the home and, if the debtor is different than the occupant, to the debtor, stating that the debtor has 30 days to reinstate the loan by paying the defaulted amount plus additional allowable fees incurred by the secured party in order to regain possession of the home.¹¹⁸

The reinstatement notice shall contain, at a minimum, the following information:¹¹⁹

1. The name of the secured party, the debtor, each current assignee of the loan, if any, and the original or maximum principal amount secured by the loan;
2. The date of the loan;
3. The amount in arrears on the loan as of the date of the notice;
4. A description of the manufactured home upon which the loan is secured; and
5. The amount of allowable fees incurred by the secured party in order to regain possession of the home prior to the court order.

The reinstatement notice must also include the following language: “Your manufactured home is currently being repossessed. Contact us immediately at [insert phone number] to discuss possible options for reinstating your loan. We encourage you to seek counseling with the foreclosure prevention counselor in your area. Nearby community agencies will answer your questions, offer free advice, and help you create a plan. You can contact the Minnesota Home Ownership Center at 866-462-6466 or www.hocmn.org to get the phone number and location of the nearest counseling organization. Call today. Waiting limits your options. If you do not become current on your loan within 30 days, including any additional fees, you will no longer be entitled to reinstate your loan. We are seeking a court order repossessing the home, and by court order you will have to vacate the home.”

116 Minn. Stat. section 327.665, subd. 2.

117 Minn. Stat. section 327.66.

118 Minn. Stat. section 327.665, subd. 1(a).

119 Minn. Stat. section 327.665, subd. 2.

Except in cases of voluntary repossession, upon expiration of the 30-day period specified in the notice of default, a secured party must apply to the district court in the county in which the manufactured home is located for an order directing the seizure and delivery of the manufactured home, so long as the right to reinstate has not been exercised.¹²⁰ The application to the court must include a copy of the security agreement entitling the secured party to repossession of the home, a copy of all required notices, and an affidavit of service.¹²¹ The exercise of the right to reinstatement suspends the secured party's right to seek repossession of the manufactured home and shall immediately terminate any court action filed.

The party repossessing the home has the right to sell the home through an in-park sale if the following conditions are met:¹²²

- After repossessing the home the secured party must notify the park owner that the home has been repossessed.
- The park owner must receive this notice before the park owner has recovered possession of the lot through an eviction proceeding.
- The secured party must pay up to three months of the resident's past due rent. This liability for past rent does not include late fees.
- The secured party must make monthly rent payments until the park owner approves a buyer for the repossessed home.
- The secured party must comply with all park rules relating to lot and home maintenance.

A secured party offering a home for an in park sale may be evicted for the same reasons a resident could be evicted.

Except in cases of voluntary repossession, to repossess a home, the reposessor must bring the resident to court in the county where the home is located, rather than any county the reposessor might choose after the 30-day period specified in the notices has expired.¹²³

Removal of a Home After Repossession

When a secured party repossesses a manufactured home and removes the home from the park, the secured party owes the park owner rent for the period beginning with repossession and ending on the last calendar day of the month the home is removed.¹²⁴ However, the secured party would not owe past due rent prior to the time the secured party accepted voluntary repossession or took action if:

- Within seven days after accepting repossession, the secured party notifies the park owner in writing that the home is being repossessed.
- The secured party pays each month's lot rent as it becomes due.
- The secured party removes the home from the park within seven days after repossessing it.

If the secured party fails to meet any of these conditions, the secured party would owe the park owner up to three months of past due rent, excluding late fees or other charges.¹²⁵

120 Minn. Stat. section 327.665, subd. 3.

121 Minn. Stat. section 327.65.

122 Minn. Stat. section 327C.07, subd. 7.

123 Minn. Stat. section 327.67.

124 Minn. Stat. section 327C.08.

125 Minn. Stat. section 327C.08.

Park Closing

A park owner must follow certain steps before closing a park. The park owner must provide a “closure statement” to the commissioners of health and the housing finance agency, the local planning agency, and each resident at least nine months before the planned closing.¹²⁶ The “closure statement” says the park is closing, lists replacement housing within 25 miles of the park, and gives cost estimates for moving homes from the park.¹²⁷ The “closure statement” must include the following language in a font not smaller than 14 point: “YOU MAY BE ENTITLED TO COMPENSATION FROM THE MINNESOTA MANUFACTURED HOME RELOCATION TRUST FUND ADMINISTERED BY THE MINNESOTA HOUSING FINANCE AGENCY.”¹²⁸

Within 90 days after receiving notice of a closure statement, the governing body of the affected local government authority will hold a public hearing to review the closure statement and determine the impact of the park closing.¹²⁹ The municipality must mail residents a notice, at least ten days before the hearing, stating the time, place, and purpose of the hearing.¹³⁰ Residents may not be required to move until 90 days after the conclusion of the public hearing.¹³¹ At the time of the public hearing, displaced residents must be informed that they may be eligible for payment from the Minnesota Manufactured Home Relocation Trust Fund as compensation for reasonable relocation costs.¹³² In some instances, the municipality may have other parties, including the municipality, pay relocation costs for the displaced residents.¹³³ A “displaced resident” includes residents and members of the resident’s household as of the date the closure statement is submitted.¹³⁴

If a person purchasing a manufactured home park intends to close or change it within one year of the purchase agreement, the person must notify the park owner in writing. The park owner must then give each resident a 45-day notice of the purchaser’s intent to close or convert the park. The 45-day written notice must:¹³⁵

- State the park owner will provide information on the price, terms, and conditions of the buyer’s offer.
- Be sent by first class mail to all residents, and be made available in alternative formats or translations if requested by a resident as a reasonable accommodation due to a disability or if there is not an adult resident who speaks the language the notice is provided in.
- Indicate that the notice to residents begins on the postmark date and runs for 45 days.

During the notice period, 51 percent of the residents in the park may work together to meet the buyer’s cash price and purchase the park themselves to keep it as a manufactured housing community. The park owner must accept the counteroffer from the residents if it meets the cash price of the first offer, and if the counteroffer agrees to the material terms and conditions set forth in the purchaser’s offer.¹³⁶

126 Minn. Stat. section 327C.095, subd. 1(a).
127 Minn. Stat. section 327C.015, subd. 3.
128 Minn. Stat. section 327C.095, subd. 1(a).
129 Minn. Stat. section 327C.095, subd. 4(a).
130 Minn. Stat. section 327C.095, subd. 3.
131 Minn. Stat. section 327C.095, subd. 1.
132 Minn. Stat. section 327C.095, subd. 4.
133 Minn. Stat. section 327C.095, subd. 4(b).
134 Minn. Stat. section 327C.015, subd. 4.
135 Minn. Stat. section 327C.095, subd. 6(a).
136 Minn. Stat. section 327C.095, subd. 6(a).

Notice of Sale

If a park owner is selling a manufactured home park and advertising it for sale through a publication, newspaper, or realtor, the park owner must, at the same time, give a written notice to all residents of the park.¹³⁷ If time is required to sell the park, the owner is only required to provide residents with written notice once each year.

If a park owner receives an unsolicited offer to buy the park, and they are considering accepting or negotiating the offer, the park owner must immediately send a notice to every household in the park. This notice must tell residents about the offer, and must share the price range and important terms that the owner would consider selling the park to the park's residents instead. (However, the owner is not required to accept an offer from the residents.)¹³⁸

Minnesota Manufactured Home Relocation Trust Fund

If a homeowner is required to relocate due to the closure or conversion of a manufactured home park, the homeowner may be entitled to payment from the Minnesota Manufactured Home Relocation Trust Fund. Any such payment is equal to the actual relocation costs for relocating the manufactured home to a new location within a 50-mile radius, up to a maximum of \$7,000 for a single-section and \$12,500 for a multi-section manufactured home.¹³⁹

Relocation costs include the reasonable cost of taking down, moving, and setting up the manufactured home, including equipment rental, utility connection and disconnection charges, minor repairs, modifications necessary for transportation of the home, necessary moving permits and insurance, and moving costs for certain appurtenances.

Among other eligibility requirements, manufactured homeowners who rent lots in a manufactured home park must make an annual \$15 payment to the park owner when due each year. These payments must then be deposited by the park owner into the Minnesota Manufactured Home Relocation Trust Fund.¹⁴⁰

A manufactured homeowner is not entitled to recover from the Minnesota Manufactured Home Relocation Trust Fund if this annual \$15 payment is not made.¹⁴¹ In order to recover from the Minnesota Manufactured Home Relocation Trust Fund, a manufactured homeowner must submit the following materials:¹⁴²

- A copy of the closure statement;
- A copy of the contract with the moving contractor for relocation costs;
- A statement and supporting materials for any other permissible relocation costs;
- A statement certifying that certain exceptions to recovery do not apply;
- A statement from park owner that the lot rental is current and the manufactured homeowner made the annual \$15 payments when due; and
- A statement from the county certifying that personal property taxes for the manufactured home are paid through the end of that year.

137 Minn. Stat. section 327C.096.

138 Minn. Stat. section 327C.097, subd. 3.

139 Minn. Stat. section 327C.095, subd. 12(c).

140 Minn. Stat. section 327C.095

141 Minn. Stat. section 327C.095, subd. 12(c).

142 Minn. Stat. section 327C.095, subd. 13(c).

Copies of these materials must be provided to a neutral third party appointed at the public hearing, the Minnesota Housing Finance Agency, and the park owner.¹⁴³ If an application for relocation expenses is approved, the Minnesota Housing Finance Agency must pay the moving contractor directly in two payments, one for 50 percent of the contract price at the time the contract is signed, and the remaining 50 percent upon completion of the relocation and approval by the manufactured homeowner. A check is made payable to the manufactured homeowner for any other approved relocation costs.¹⁴⁴

If an owner cannot relocate the manufactured home due to its age or condition, or if there are no parks willing or able to accept the manufactured home within the 25-mile radius, the manufactured homeowner may still be eligible for recovery. The law allows the owner to tender title of the manufactured home to the park owner and collect an amount to be determined by an independent appraiser, up to a maximum of \$8,000 for a single-section, and \$14,500 for a multisection manufactured home. The minimum that can be reimbursed under the fund is \$2,000 for a single-section and \$4,000 for a multisection manufactured home.¹⁴⁵

Resources

Glossary of Terms

Lot: An area within a manufactured home park designed or used for a manufactured home.

Manufactured Home: A structure that is not a part of real estate, and that has one or more sections that may be transported. The home (or a section of the home) has a width of eight body feet or more and a length of 40 body feet or more. On site, the home is 320 square feet or more. The home must be built as a permanent chassis. The home may or may not have a permanent foundation. The home must be designed as a dwelling when connected to the required utilities.

Manufactured Home Park: Any site, lot, field, or tract of land where two or more occupied manufactured homes are located, either free of charge or for compensation. This includes any building, structure, tent, vehicle, or enclosure used, or intended to be used, for the manufactured home park. This does not include facilities open three or fewer seasons each year.

Park Owner: The owner of a manufactured home park or any person acting on behalf of the owner to operate the park.

Resident: A manufactured homeowner who rents a lot in a manufactured home park. This includes all members of the resident's household.

Resident Association: An organization formed to resolve matters related to living conditions in the manufactured home park. The organization must have written permission from at least 51 percent of the homeowners in the park to represent them.

143 Minn. Stat. section 327C.095, subd. 13(c).

144 Minn. Stat. section 327C.095, subd. 13(d).

145 Minn. Stat. section 327C.095, subd. 13(e).

General Resources

This section is designed to provide additional resources to manufactured home park owners, managers, residents, and dealers. The following agencies provide varying services to those involved with manufactured home parks.

Office of Minnesota Attorney General Keith Ellison

445 Minnesota Street, Suite 600
St. Paul, MN 55101
Twin Cities Calling Area:(651) 296-3353
Outside the Twin Cities:(800) 657-3787
Minnesota Relay Service:(800) 627-3529
www.ag.state.mn.us

Minnesota Department of Health

Environmental Health Services Freeman Building
625 Robert Street North
P.O. Box 64975
St. Paul, MN 55164-0975
(651) 201-4500
www.health.state.mn.us

Minnesota Department of Labor and Industry

Construction Codes and Licensing Division,
Manufactured Structures Section
443 Lafayette Road North
St. Paul, MN 55155-4341
(651) 284-5005 or (800) 342-5354
www.doli.state.mn.us

Housing Justice Center

275 E. 4th Street, Suite 590
St. Paul, MN 55101
(612) 807-1139
www.hjcmn.org

Manufactured & Modular Home Association of Minnesota

33 East Wentworth Avenue, Suite 265
West St. Paul, MN 55118
(651) 450-4700
www.mfgmodhome.org

Minnesota Housing Finance Agency

400 Sibley Street, Suite 300
St. Paul, MN 55101-1998
(651) 296-7608 or (800) 657-3769
www.mnhousing.gov

Better Business Bureau

220 South River Ridge Circle
Burnsville, MN 55337
(651) 699-1111 or (800) 646-6222
www.bbb.org

Conciliation Courts

Currently, claims of up to \$15,000 may be brought in conciliation court. You can obtain legal forms for conciliation court by calling or visiting the respective courthouse that you intend to file your claim in. Forms are also available online at www.mncourts.gov.

What Is Conciliation Court?

Conciliation court is often called “people’s court” or “small claims court” because its basic purpose is to help people recover relatively small sums of money without having to hire a lawyer. Conciliation court allows you to bring your legal disputes to a court without the hassles of confusing legal procedures and high costs. Court rules are generally simple and informal, and the cost of filing in conciliation court is low.

Conciliation Court Listings

Aitkin	(218) 927-7350	Dodge	(507) 635-6260
Anoka	(763) 760-6700	Douglas	(320) 762-3033
Becker	(218) 846-7305	Faribault	(507) 526-6273
Beltrami	(218) 333-4120	Fillmore	(507) 765-3356
Benton	(320) 968-5205	Freeborn	(507) 377-5153
Big Stone	(320) 839-2536	Goodhue	(651) 267-4800
Blue Earth	(507) 304-4650	Grant	(218) 685-8282
Brown	(507) 233-6670	Hennepin	(612) 348-2713
Carlton	(218) 384-9578	Houston	(507) 725-5806
Carver	(952) 361-1420	Hubbard	(218) 732-5286
Cass	(218) 547-7200	Isanti	(763) 689-2292
Chippewa	(320) 269-7774	Itasca	(218) 327-2870
Chisago	(651) 213-8650	Jackson	(507) 847-4400
Clay	(218) 299-5065	Kanabec	(320) 679-6400
Clearwater	(218) 694-6177	Kandiyohi	(320) 231-6206
Cook	(218) 387-3610	Kittson	(218) 843-3632
Cottonwood	(507) 831-4551	Koochiching	(218) 283-1160
Crow Wing	(218) 824-1310	Lac qui Parle	(320) 295-4000
Dakota		Lake	(218) 834-8330
Apple Valley	(952) 891-7256	Lake of the Woods	(218) 634-1451
Hastings	(651) 438-8100	Le Sueur	(507) 357-8260
West St. Paul	(651) 554-6200	Lincoln	(507) 694-1355

Lyon	(507) 537-6734	Rock	(507) 353-7095
Mahnomen	(218) 935-2251	Roseau	(218) 463-2541
Marshall	(218) 745-4921	Scott	(952) 496-8200
Martin	(507) 238-3205	Sherburne	(763) 765-4600
McLeod	(320) 864-1281	Sibley	(507) 237-4051
Meeker	(320) 693-5230	St. Louis	
Mille Lacs	(320) 983-8313	Duluth	(218) 726-2460
Morrison	(320) 632-0327	Hibbing	(218) 262-0105
Mower	(507) 437-9465	Virginia	(218) 749-7106
Murray	(507) 836-1125	Stearns	(320) 656-3620
Nicollet	(507) 934-7850	Steele	(507) 444-7701
Nobles	(507) 295-5170	Stevens	(320) 208-6640
Norman	(218) 784-5458	Swift	(320) 843-2744
Olmsted	(507) 206-2400	Todd	(320) 732-7800
Otter Tail	(218) 998-8420	Traverse	(320) 422-7752
Pennington	(218) 683-7023	Wabasha	(651) 565-3524
Pine	(320) 591-1500	Wadena	(218) 631-7633
Pipestone	(507) 353-7080	Waseca	(507) 835-0540
Polk	(218) 281-2332	Washington	(651) 430-6268
Pope	(320) 634-5222	Watsonwan	(507) 375-1236
Ramsey	(651) 266-8230	Wilkin	(218) 643-7172
Red Lake	(218) 253-4281	Winona	(507) 457-6385
Redwood	(507) 637-4020	Wright	(763) 682-7539
Renville	(320) 523-3680	Yellow Medicine	(320) 564-3325
Rice	(507) 332-6107		

Legal Aid Services

Legal Aid Services provide legal assistance to financially disadvantaged persons. Each Legal Aid office has criteria to determine when a person qualifies for legal assistance at little to no cost. Some Legal Aid offices provide assistance only within certain areas of the state or to certain groups of individuals—see specific listings for more information.

Southern Minnesota Regional Legal Services

(888) 575-2954

www.smrls.org

Administrative Office

1000 Alliance Bank Center,
55 East 5th Street
St. Paul, MN 55101
(651) 228-9823

Albert Lea Office

132 North Broadway
Albert Lea, MN 56007
(507) 377-2831

Serving Faribault, Freeborn, Mower, Rice, and Steele counties.

Eastside and American Indian Branch Office

579 Wells Street, Suite 100
St. Paul, MN 55130
(651) 222-5863

Mankato Office

12 Civic Center Plaza, Suite 3000
Mankato, MN 56001
(507) 387-5588

Serves Blue Earth, Brown, LeSueur, Martin, McLeod, Nicollet, Sibley, Waseca and Watonwan counties (also seniors living in Faribault county).

Rochester Office

903 West Center Street, Suite 230
Rochester, MN 55902
(507) 292-0080

Saint Paul Central Office

400 Alliance Bank Center
55 East 5th Street
St. Paul, MN 55101
(651) 222-5863

Serving Carver, Ramsey, Scott and Washington counties (also seniors living in Dakota county).

Shakopee Office

712 Canterbury Road South
Shakopee, MN 55379
(952) 402-9890

Serving LSC clients in Carver, Dakota and Scott counties and Seniors in Carver and Scott counties.

Winona Office

66 East Third Street, Suite 204
Winona, MN 55987-3478
(507) 454-6660 (voice or TTY)

Serves Dodge, Fillmore, Goodhue, Houston, Olmstead, Wabasha and Winona counties.

Worthington Office

1567 North McMillan Street, Suite 6
Worthington, MN 56187
(507) 372-7368

Serves Cottonwood, Jackson, Murray, Nobles, Pipestone, Redwood and Rock counties.

Mid-Minnesota Legal Aid Offices

www.mylegalaid.org

Minneapolis Office

430 First Avenue North, Suite 300
Minneapolis, MN 55401-1780
(612) 334-5970
(612) 332-4668 (TDD)

St. Cloud Office

110 Sixth Avenue South, Suite 200
St. Cloud, MN 56301
(320) 253-0121 or (888) 360-2889
Serves Benton, Mille Lacs,
Morrison, Sherburne, Stearns, Todd,
and Wright counties

Willmar Office

415 Seventh Street Southwest
P.O. Box 1866
Willmar, MN 56201
(320) 235-9600 or (888) 360-3666
Serves Big Stone, Chippewa,
Kaniyohi, Lac Qui Parle, Lincoln,
Meeker, Renville, Swift, and Yellow
Medicine counties

Justice North (f/k/a Legal Aid Service of Northeastern Minnesota)

230 W. Superior Street, Suite 200
Duluth, MN 55802
(877) MY-MN-LAW (877-696-6529)
info@justicenorth.org
www.justicenorth.org

Service area includes: Aitkin, Carlton, Cass, Cook, Crow Wing, Itasca, Kanabec, Koochiching, Lake, Pine, and St. Louis counties

Duluth Office

230 W. Superior Street, Suite 200
Duluth MN, 55802
(877) MY-MN-LAW (877-696-6529)

Pine City Office

1015 Hillside Avenue SW, Suite 4
Pine City, MN 55063
(877) MY-MN-LAW (877-696-6529)

Brainerd Office

603 Oak Street
Brainerd, MN 56401
(877) MY-MN-LAW (877-696-6529)

Virginia Office

Olcott Plaza, Suite 150
820 N Ninth Street
Virginia, MN 55792
(877) MY-MN-LAW (877-696-6529)

Grand Rapids Office

111 Golf Course Road
Grand Rapids, MN 55744
(877) MY-MN-LAW (877-696-6529)

Legal Services of Northwest Minnesota

Administrative Office:

Moorhead Office

P.O. Box 838
1015 Seventh Avenue North
Moorhead, MN 56560
(218) 233-8585 or (800) 450-8585
www.lsnmlaw.org
Serves Becker, Clay, Kittson,
Marshall, Norman, Pennington,
Polk, Red Lake, Roseau and Wilkin
counties

Alexandria Office

426 Broadway Street
Alexandria, MN 56308
(320) 762-0663 or (800) 450-2552
Serves Douglas, Grant, Otter
Tail, Pope, Stevens, Traverse and
Wadena counties [seniors living in
Wadena county are served by St.
Cloud Area Legal Services].

Bemidji Office

215 Fourth Street Northwest
P.O. Box 1883
Bemidji, MN 56619
(218) 751-9201 or (800) 450-9201
Serves Beltrami, Clearwater,
Hubbard, Lake of the Woods and
Mahnommen counties.

Anishinabe Legal Services

www.alslegal.org

Serves Indian and non-Indian residents of Leech Lake, Red Lake and White Earth reservations.

Cass Lake (Central) Office

P.O. Box 157
411 First Street Northwest
Cass Lake, MN 56633
(218) 335-2223 or (800) 422-1335

Red Lake Office

P.O. Box 291
Red Lake Agency, Room 18
Highway 1 West
Red Lake, MN 56671
(218) 335-2223, ext. 113

White Earth Office

P.O. Box 379
White Earth Judicial Complex
35500 Eagle View Road
White Earth, MN 56591
(218) 335-2223, ext. 114

Housing Alliance Law Office

Housing Alliance Law Office (HALO) Main Office

400 Alliance Bank Center
55 East 5th Street
St. Paul, MN 55101
(651) 222-4731

HALO Neighborhood Office

450 North Syndicate, Suite 285
St. Paul, MN 55104
(651) 291-2837

HALO Neighborhood Office

Johnson Elementary School

740 York Avenue
St. Paul, MN 55106
(651) 793-7318

Toll-Free Hotline for

Greater Minnesota:

(888) 575-2954

Refugee, Immigrant, and Migrant Services

St. Paul Office

450 North Syndicate Street, Suite 285

St. Paul, MN 55104

(651) 291-2837

www.smrls.org

Rochester Office

903 West Center Street, Suite 230

Rochester, MN 55902

(507) 292-0080

www.smrls.org

Judicare of Anoka County

Judicare of Anoka County, Inc. is a non-profit corporation that provides free legal representation in non-criminal matters to low-income residents of Anoka County.

Judicare of Anoka County

1201 89th Avenue Northeast, Suite 310

Blaine, MN 55434

(763) 783-4970

www.anokajudicare.org

Minnesota Association of Community Mediation Programs

The Minnesota Association of Community Mediation Programs consists of several centers which provide trained volunteer mediators to help resolve disputes peacefully and cooperatively. These centers cannot provide legal advice. The costs and fees vary:

Conflict Resolution Center

2101 Hennepin Avenue South, Suite 100
Minneapolis, MN 55405
(612) 822-9883
www.crcminnesota.org

Serves Minneapolis, St. Anthony, Edina, Bloomington, Burnsville, Richfield, and Eden Prairie

Dispute Resolution Center

91 East Arch Street
St. Paul, MN 55130
(651) 292-7791

www.disputeresolutioncenter.org

Serves Ramsey, Dakota, and Washington counties

Community Mediation & Restorative Services, Inc.

9220 Bass Lake Road, Suite 270
New Hope, MN 55428
(763) 561-0033
www.communitymediations.org

Mediation Services for Anoka County

3200 Main Street Suite 210
Coon Rapids, MN 55448
(763) 422-8878
www.mediationservice.org

Serves Anoka County

Hmong American Mediation Center

(651) 797-9494

Somali American Leaders and Mediators

(763) 561-0033

Serves Brooklyn Center, Brooklyn Park, Champlin, Corcoran, Golden Valley, Hopkins, Maple Grove, Minnetonka, Mound, New Hope, Orono, Plymouth, Robbinsdale, and St. Louis Park

Mediation & Conflict Solutions

1700 North Broadway, Suite 124
P.O. Box 6541
Rochester, MN 55903-6541
(507) 285-8400

www.mediationandconflictsolutions.com

Rice County Dispute Resolution Program

1651 Jefferson Parkway
Northfield, MN 55057
(507) 664-3522

Minnesota State Legislature

House Information

(651) 296-2146 or (800) 657-3550
www.house.leg.state.mn.us

Senate Information

(651) 296-0504 or (888) 234-1112
www.senate.leg.state.mn.us

U.S. Department of Housing and Urban Development (HUD)

Provides brochures and housing programs. HUD also handles most low-income public housing assistance claims and programs:

U.S. Department of Housing and Urban Development

Minnesota State Office

International Center

920 Second Avenue South, Suite 1300

Minneapolis, MN 55402-4012

(612) 370-3000

www.hud.gov

U.S. Department of Veterans Affairs

Provides information, loans, and insurance to veterans who wish to purchase manufactured homes:

U.S. Department of Veterans Affairs

810 Vermont Avenue Northwest

Washington, DC 20420

(800) 827-1000

www.va.gov

Forms Required by State Law

There are two forms that people buying and selling manufactured homes will use. These are the *Notice Required by State Law* and the *Notice of Compliance Form*. The full text of these forms follows:

Notice Required by State Law (Page 31)

This notice must be printed in minimum size of ten point, boldface print, and posted in a conspicuous and public location in the park.

Notice of Compliance Form (Page 32)

A used manufactured home manufactured after June 14, 1976, cannot be sold or installed for occupancy unless it complies with the *Notice of Compliance Form* set forth on page 32, signed by the seller and purchaser indicating which party is responsible for making or paying for necessary corrections prior to transfer of ownership.

IMPORTANT NOTICE

State law provides special rules for the owners, residents, and prospective residents of manufactured home parks.

You may keep your home in the park as long as the park is in operation and you meet your financial obligations, obey state and local laws which apply to the park, obey reasonable park rules, do not substantially annoy or endanger the other residents or substantially endanger park personnel and do not substantially damage the park premises. You may not be evicted or have your rent increased or your services cut for complaining to the park owner or to a governmental official.

If you receive an eviction notice and do not leave the park, the park owner may take you to court. If you lose in court, a sheriff may remove you and your home from the park within seven days. Or, the court may require you to leave the park within seven days but give you 60 days to sell the home within the park.

If you receive an eviction notice for a new or amended rule and the court finds the rule to be reasonable and not a substantial modification of your original agreement, the court will not order you to leave but will order you to comply with the rule within ten days. If you do not comply within the time given or if you violate the rule at a later time, you will be subject to eviction.

All park rules and policies must be reasonable. Your rent may not be increased more than twice a year. Changes made in park rules after you become a park resident will not apply to you if they substantially change your original agreement.

The park may not charge you an entrance fee.

The park may require a security deposit, but the deposit must not amount to more than two months rent.

You have a right to sell the home in the park. But the sale is not final until the park owner approves the buyer as a new resident, and you must advise in writing anyone who wants to buy your home that the sale is subject to final approval by the park owner. The park must provide to you, in writing, the procedures and criteria used to evaluate a prospective resident. If your application is denied, you can request, in writing, the reason why. You must also disclose in writing certain safety information about your home to anyone who wants to buy it in the park. You must give this information to the buyer before the sale, in writing, on the form that is attached to this notice. You must completely and accurately fill out the form and you and the buyer should each keep a copy.

Your rental agreement and the park rules contain important information about your rights and duties. Read them carefully and keep a copy.

You must be given a copy of the shelter or evacuation plan for the park. This document contains information on where to seek shelter in times of severe weather conditions. You should carefully review the plan and keep a copy.

By February 1 of each year, the park must give you a certificate of rent constituting property taxes as required by Minnesota Statutes, section 290A.19.

For further information concerning your rights, consult a private attorney. The state law governing the rental of lots in manufactured home parks may also be enforced by the Minnesota Attorney General.

Notice of Compliance Form as required in Minnesota Statutes, section 327.32, subdivision 1

This notice must be completed and signed by the purchaser(s) and the seller(s) of the used manufactured home described in the purchase agreement and on the bottom of this notice before the parties transfer ownership of a used manufactured home constructed after June 14, 1976.

Electric ranges and clothes dryers must have required four-conductor cords and plugs. For the purpose of complying with the requirements of section 327B.06, a licensed retailer or limited retailer shall retain at least one copy of the form required under this subdivision.

Complies Correction required
Initialed by Responsible Party: Buyer Seller

Solid fuel-burning fireplaces or stoves must be listed for use in manufactured homes, Code of Federal Regulations, title 24, section 3280.709 (g), and installed correctly in accordance with their listing or standards (i.e., chimney, doors, hearth, combustion, or intake, etc., Code of Federal Regulations, title 24, section 3280.709 (g)).

Complies Correction required
Initialed by Responsible Party: Buyer Seller

Gas water heaters and furnaces must be listed for manufactured home use, Code of Federal Regulations, title 24, section 3280.709 (a) and (d)(1) and (2), and installed correctly, in accordance with their listing or standards.

Complies Correction required
Initialed by Responsible Party: Buyer Seller

Smoke alarms are required to be installed and operational in accordance with Code of Federal Regulations, title 24, section 3280.208.

Complies Correction required
Initialed by Responsible Party: Buyer Seller

Carbon monoxide alarms or CO detectors that are approved and operational are required to be installed within ten feet of each room lawfully used for sleeping purposes.

Complies Correction required
Initialed by Responsible Party: Buyer Seller

Egress windows are required in every bedroom with at least one operable window with a net clear opening of 20 inches wide and 24 inches high, five square feet in area, with the bottom of windows opening no more than 36 inches above the floor. Locks, latches, operating handles, tabs, or other operational devices shall not be located more than 54 inches above the finished floor.

Complies Correction required
Initialed by Responsible Party: Buyer Seller

The furnace compartment of the home is required to have interior finish with a flame spread rating not exceeding 25, as specified in the 1976 United States Department of Housing and Urban Development Code governing manufactured housing construction.

Complies

Correction required

Initialed by Responsible Party: Buyer

Seller

The water heater enclosure in this home is required to have interior finish with a flame spread rating not exceeding 25, as specified in the 1976 United States Department of Housing and Urban Development Code governing manufactured housing construction.

Complies

Correction required

Initialed by Responsible Party: Buyer

Seller

The home complies with the snow load and heat zone requirements for the state of Minnesota as indicated by the data plate.

Complies

Correction required

Initialed by Responsible Party: Buyer

Seller

The parties to this agreement have initialed all required sections and agree by their signature to complete any necessary corrections prior to the sale or transfer of ownership of the home described below as listed in the purchase agreement.

The state of Minnesota or a local building official has the authority to inspect the home in the manner described in Minnesota Statutes, section 327.33, prior to or after the sale to ensure compliance was properly executed as provided under the Manufactured Home Building Code.

Signature of Purchaser(s) of Home

.....date.....

.....date.....

Print name as appears on purchase agreement

Print name as appears on purchase agreement

Signature of Seller(s) of Home

.....date.....

.....date.....

Print name and license number, if applicable

Print name and license number, if applicable

(Street address of home at time of sale)

(City/State/Zip)

Name of manufacturer of home

Model and year

Serial number

Consumer Questions or Complaints

The Minnesota Attorney General's Office answers questions regarding numerous consumer issues. The Attorney General's Office also provides assistance in resolving disputes between Minnesota consumers and businesses and uses information from consumers to enforce the state's civil laws. We welcome your calls!

If you have a consumer complaint, you may contact the

Attorney General's Office in writing:

Minnesota Attorney General's Office
445 Minnesota Street, Suite 600
St. Paul, MN 55101

You can also receive direct assistance from a

consumer specialist by calling:

(651) 296-3353 (Twin Cities Calling Area)
(800) 657-3787 (Outside the Twin Cities)
(800) 627-3529 (Minnesota Relay)

Additional Publications

Additional consumer publications are available from the Minnesota Attorney General's Office. Contact us to receive copies or preview the publications on our website at www.ag.state.mn.us.

- Car Handbook*
- Conciliation Court*
- Credit Handbook
- Guarding Your Privacy: Tips to Prevent Identity Theft
- Home Building and Remodeling
- Home Buyer's Handbook
- Home Seller's Handbook
- Landlords and Tenants: Rights and Responsibilities*
- Managing Your Health Care
- Manufactured Home Parks*
- Minnesota's Car Laws
- Phone Handbook
- Probate and Planning: A Guide to Planning for the Future
- Seniors' Legal Rights
- Student Loan Handbook
- Veterans and Service Members

**Available in Spanish*



The Office of
Minnesota Attorney General Keith Ellison

helping people afford their lives and live with dignity, safety, and respect • www.ag.state.mn.us

445 Minnesota Street, Suite 600, St. Paul, MN 55101

(651) 296-3353 (Twin Cities Calling Area)

(800) 657-3787 (Outside the Twin Cities)

(800) 627-3529 (Minnesota Relay)

www.ag.state.mn.us