

CAI-MN Special Edition Webinar: 2026 Legislative Update

June 8, 2026

Questions & Answers Summary

#1

Q: Can we get a prioritized list of tasks that Boards should tackle?

A: We will continue to discuss what actions/follow up should be prioritized during the meeting.

#2

Q: Could you please verify that term limits are prohibited no matter what?

A: There is restriction on term limits, and not requirement to have them. Your Bylaws might have term limits, and that is okay. But if you don't have term limits, there is no requirement to have them now.

#3

Q: If we have not opted-in to 515b, how much of this affects us?

A: Just the resale disclosures.

#4

Q: Does SF1750 impact HOAs under 317A?

A: 317A is the non-profit statute that creates the legal entity. 515B (MCIOA) governs most HOAs, but not all. 317A governs all.

#5

Q: How do we know if we're governed under 515B?

A: It applies to all condominiums, townhomes created after June 1, 1994, townhomes who have amended their documents to be part of it. Read the first page of your Declaration - it should be stated there.

#6

Q: Is there a requirement for when agendas and documents need to be provided to owners? Such as 7 days, etc.

A: The statute does not provide a specific timeframe as to when these must be provided or even that they have to be provided before the meeting. Boards will have to be reasonable here.

#7

Q: What is MN KIWA?

A: MCIOA stands for Minnesota Common Interest Ownership Act.

#8

Q: Do you have to provide information to members if we are reviewing a request to modify a specific unit in a senior cooperative?

A: The statute is not clear, but since these are not exempted from items that must be provided, my interpretation is that the ARC requests and submissions will have to be made available if they are going to be approved at a board meeting. If they are approved outside of a board meeting or at an ARC committee meeting, they likely would not have to be provided to the members.

#9

Q: Can you hold executive session meetings without residents present?

A: Only in very limited situations. Litigation, collections and employment issues.

#10

Q: Can you reconfirm the Board can have a private/closed meeting simply to discuss a topic without the topic requiring a vote or action. Simply to have the Board have a private discussion before the topic needs to become visible to the members?

A: No. That is not permitted. You can only have closed meetings for litigation, collection and employment issues.

#11

Q: How about adding an item to the agenda at the beginning of the meeting? Could it be perceived as the board "sneaking something in"?

A: Boards will have to be careful about this to avoid claims that they are intentionally not including those items in advance to avoid having to let the owners know about them or speak about them. My personal opinion is that if a board votes to amend the agenda to add something additional, they would have to still provide an opportunity for owners to speak on the new agenda item before the board votes on it, so you may be able to discuss it but have to table a vote until the next meeting unless it is an emergency.

#12

Q: Is "notice" / "reasonable manner" defined?

A: No.

#13

Q: Can a time limit be placed on each homeowner speaking? Like 3 minutes per homeowner to raise their questions or concerns or feedback on the agenda items?

A: Yes. Those limits can be implemented.

#14

Q: Do we have to currently give notice to homeowners about change in rules and regs?

A: In the reasonableness sense, yes, the law already required that Owners receive notice of a rule change before it becomes enforceable. The change here is that they need notice prior to making a rule change, along with an ability to comment or provide input about that change.

#15

Q: Did you say owners need to pre-request time to speak at a meeting? May have misunderstood...

A: Correct. They have to make "good faith effort" to notify the Board they want to speak. But how far in advance (days, minutes?) is not defined.

#16

Q: Does the homeowner section need to be documented in the minutes or is it separate?

A: Given that you will be required to allow for homeowner comment, if you do it at the beginning of the meeting rather than as the agenda items are discussed, I think you will want the minutes to reflect that a homeowner comment period was held and that X number of homeowners commented on whichever items on the agenda. You do not need to indicate what anybody said.

#17

Q: Can you create a requirement to notify in advance of meeting of intention to speak?

A: Yes, I think so. The statute does say that owners have to notify the board in advance of their intent to speak.

#18

Q: The comment is more than open forum. It has to be topic specific.....Right?

A: Yes, the requirement is related to specific agenda items, it does not create a general right to comment about any topic.

#19

Q: So is this suggesting that there is a "homeowner forum" before each agenda item, or after the board discussion on each item but before the vote? So several smaller homeowner forums instead of one at the beginning or the end?

A: Both ways could be reasonable, especially depending on the specific agenda item. Boards could choose to have one block of time to comment on all the different items under discussion, or it could set a time for each individual item, whatever makes sense.

#20

Q: How does the new provision affect decisions that may be made outside of meetings via email? Can they no longer do that since Homeowners need to be able to speak on things before decisions are made?

A: The bill did not address this, so I think this only applies to meetings. However, we want to continue to discourage boards from taking action outside of a meeting whenever possible and only use that in emergencies.

#21

Q: How does this impact email votes on contracts?

A: I assume that you are referring here to an action without a meeting in accordance with the bylaws. The statute only indicates that the board has to make available contracts and other documents that the board intends to approve at a meeting. Obviously, we want to encourage our boards to handle business at an open board meeting whenever possible, but my read of the language is that if a board does need to take action without a meeting, the requirement to make copies of the contracts and documents available to the owners does not apply.

#22

Q: We know that board members like to bring up and add a new agenda items to discuss at the meeting that evening. Now with having to notify homeowners prior to the meeting on the agenda, will this slow down how board members move forward with business?

A: See my response to #17 above.

#23

Q: We can't get people to run for board!!!

A: This seems to be more of a comment than a question. Yes, unfortunately, the additional burdens placed by the new legislation will likely make it even harder for some associations to find people willing to serve on the board. You might look at reducing the number of directors if possible and/or looking into professional management if you are self-managed.

#24

Q: Do any of the homeowner comments or concerns spoken at a meeting need to be included in the meeting minutes?

A: Minutes should be an overview of the meeting. You can state something like "Homeowner forum was held, and X members provided comments about Y."

#25

Q: What is the opinion of the attorneys on the call regarding virtual board votes on maintenance items or ARCs between meetings. Previously, we could take these actions with unanimous board approval. Is that no longer allowed?

A: I can only speak for myself, but I don't think anything has changed in that regard. The board still needs to be careful about limiting those discussions and actions without a meeting and only doing that when absolutely necessary if something cannot wait until the next regular meeting. That has always been the case. I think the requirement to provide documents that will be approved at a meeting might create an incentive for boards to want to conduct more of their business outside of a meeting to avoid that requirement, but we still need to strive for transparency whenever possible and not abuse the ability to take action without a meeting.

#26

Q: Any impacts on turnover from developer to homeowners?

A: The statutory changes did not impact any provisions regarding turnover from declarant control. For associations that are still under declarant control, the declarant board will also have to comply with the new requirements. There will be a change to the disclosure forms for declarants similar to the changes to the resale disclosure forms.

#27

Q: We have had our owners be able to speak after adjournment. Does the new law say the owners have speaking time during the board meeting before adjournment?

A: Yes. At the meeting, not after.

#28

Q: I believe you indicated you planned to do this, but want to double check: will you be sending a recap of these changes to the attendees?

A: Yes, the recording and Powerpoint will be shared with registrants.

#29

Q: I always thought state law is the strongest---Karly said something about the docs will supersede on one previously mentioned issue.

A: The state law (MCIOA) often defers to the governing documents. Sometimes MCIOA will state something that controls - can't have a board term over 3 years. But MCIOA does not impose term limits. But your governing documents might impose term limits.

#30

Q: If you have time to get to this, my question is on the 3 bid requirement for major contracts. Won't non-incumbent vendors largely refuse to give bids since they'll view it as a pro forma waste of time?

A: You have to "try" to obtain 3 bids. If you don't get responses after reasonable efforts, you are okay. You are correct that vendors might not want to give bids.

#31

Q: Is it within 90 days of the receiving the original request, or 90 days of receiving all needed documents?

A: 90 days from a complete request.

#32

Q: I missed statement on bids for projects less than \$50K.

A: The bidding requirements do not apply to projects less than \$50k.

#33

Q: Does this apply to master insurance renewal? Most insurance brokers won't be able to get 3 bids in the Minnesota market.

A: Yes it does, the requirements are that they make best efforts for this type of situation. You'd solicit the bids and the obligation is fulfilled, even if you only receive one bid.

#34

Q: After getting multiple bids, are you required to go with the lowest one?

A: No. The Board still uses its reasonable discretion to choose.

#35

Q: HOAs need to solicit 3 bids, what if only 1 company responds?

A: Then your obligations have been met and you're okay to accept the bid that responded.

#36

Q: Does the work vehicle restriction apply to non MCIOA/single family home HOA's?

A: No, it does not.

#37

Q: Nigel ...so does S1750 have any impact to a 317A HOA? Our Declaration states, "...not subject to 515B..." Again, I'm curious how the bill impacts 317A...if at all. Thx

A: 317A applies to all associations. 515B applies to some. If you are NOT a 515B association, only the resale disclosures apply.

#38

Q: When do these collection requirements become effective?

A: January 1, 2027 - ALL changes today are then.

#39

Q: Does the late fee must be "coverall" or can it be \$20 plus cost of letter/demand letter?

A: The late fee is \$20 cap. Other charges are not late fees but other charges (if permitted).

#40

Q: Are you going to discuss Board Members who don't live on the property?

A: There is no change there. It is up to your bylaws to determine who is eligible to be a board member.

#41

Q: Would it be beneficial to update Rules and Regulations prior to 1/01/27 to bypass the need for notice?

A: Sure. But future changes will need to be noticed.

#42

Q: Is all this info, this bill/statute, still pending a vote? Or has it been fully passed?

A: MN SF 1750 has passed & been signed by the Governor.
