



Your LMC Resource

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Senate Committee to Hear City-Opposed Bill on Zoning Preemption on March 9

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For the second consecutive year, local zoning authority is challenged by the Senate.

Note: There is updated information on this topic. [Read the latest article.](https://www.lmc.org/news-publications/news/all/zoning-preemption-bill-update/) (<https://www.lmc.org/news-publications/news/all/zoning-preemption-bill-update/>)

On March 9, the [Senate Housing Finance and Policy Committee](https://www.senate.mn/committees/committee_bio.html?ls=92&cmte_id=3108) (https://www.senate.mn/committees/committee_bio.html?ls=92&cmte_id=3108) will hear a League-opposed bill, [SF 915](https://www.revisor.mn.gov/bills/bill.php?b=senate&f=SF0915&ssn=0&y=2021) (<https://www.revisor.mn.gov/bills/bill.php?b=senate&f=SF0915&ssn=0&y=2021>) (Sen. Rich Draheim (http://mail01.tinyletterapp.com/LMC_Action_Alerts/lmc-action-alert-bills-that-would-preempt-city-zoning-building-permit-fees-and-park-dedication-fees-authority/16487158-mail01.tinyletterapp.com/lmc_action_alerts/lmc-action-alert-bills-that-preempt-city-authority-on-zoning-and-the-use-of-city-building-inspectors/16414926-www.senate.mn/members/member_bio.php?c=0330544d-3849-435a-8768-d060f52d9f4b), R-Madison Lake), which would preempt local zoning authority.

The bill would limit planned unit development (PUD) conditions, prohibit aesthetic conditions, mandate city allowance of temporary family health care dwellings, require a 60-day rule for building permits, and more.

The House companion, [HF 1840](https://www.revisor.mn.gov/bills/bill.php?f=HF1840&y=2021&ssn=0&b=house) (<https://www.revisor.mn.gov/bills/bill.php?f=HF1840&y=2021&ssn=0&b=house>) (Rep. Steve Elkins (<https://www.house.leg.state.mn.us/members/profile/15517>), DFL-Bloomington), has been introduced but has not yet been scheduled for a hearing.

League objections to the bill

Cities — not the Legislature — know their communities and are in the best position to address local zoning and respond to local needs. The League opposes this one-size-fits-all bill because it attacks the fundamental importance of local control. SF 915 would preempt decisions that cities make to guide land use. Universally mandated zoning requirements would eliminate the uniqueness of our communities.

Proponents allege city regulations and fees are some of the driving factors in housing costs; however, it is generally known that land, labor, and materials are the highest cost drivers — not city regulations or fees. City fees only represent 3%-7% of the cost of a home.

Home prices are market driven. Even if cities had no regulations or fees, anything a builder may save carries with it no guarantee that a home would be sold for less and would likely end up as more profit for the builder.

City zoning does not appear to be an obstacle for builders, as illustrated by recent record-high, single-family home construction. According to Twin Cities Business, the [latest numbers](https://tcbmag.com/no-slowdown-for-metro-home-construction/) (<https://tcbmag.com/no-slowdown-for-metro-home-construction/>) show a 32% increase in February.

Reach out to legislators

City officials are encouraged to contact their legislators to express their opposition to this bill.

[Read more news articles](https://www.lmc.org/news-publications/news/latest-news/) (<https://www.lmc.org/news-publications/news/latest-news/>)

