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State of Minnesota

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HOUSE OF REPRESENTATIVES

**EIGHTY-SEVENTH
SESSION**

HOUSE FILE No. 362

February 3, 2011

Authored by Kahn

The bill was read for the first time and referred to the Committee on Civil Law

February 24, 2011

Committee Recommendation and Adoption of Report:

To Pass as Amended

Read Second Time

1.1 A bill for an act
1.2 relating to real property; allowing common interest community unit owners
1.3 to obtain copies of association records; specifying access to and charges for
1.4 copying records; amending Minnesota Statutes 2010, section 515B.3-118.

1.5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.6 Section 1. Minnesota Statutes 2010, section 515B.3-118, is amended to read:

1.7 **515B.3-118 ASSOCIATION RECORDS.**

1.8 The association shall keep adequate records of its membership, unit owners
1.9 meetings, board of directors meetings, committee meetings, contracts, leases and
1.10 other agreements to which the association is a party, and material correspondence and
1.11 memoranda relating to its operations. The association shall keep financial records
1.12 sufficiently detailed to enable the association to comply with sections 515B.3-106,
1.13 paragraph (b)₂ and 515B.4-107. All records, except records relating to information that
1.14 was the basis for closing a board meeting under section 515B.3-103, paragraph (g), shall
1.15 be made reasonably available for examination and copying by any unit owner or the unit
1.16 owner's authorized agent, subject to the applicable statutes. The association may require
1.17 the unit owner or the authorized agent to pay a fee for the copies, which may include:

1.18 (1) the actual costs of making or electronically transmitting the copies and searching
1.19 for and retrieving the requested records, including the cost of agent or employee time
1.20 for responding to the request; or

1.21 (2) if 100 or fewer pages of black and white, letter or legal size paper copies are
1.22 requested, no more than 25 cents for each page copied, instead of actual costs.