

**SENATE
STATE OF MINNESOTA
NINETY-SECOND SESSION**

S.F. No. 1145

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DATE
02/18/2021

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Introduction and first reading
Referred to Labor and Industry Policy

OFFICIAL STATUS

1.1 A bill for an act
1.2 relating to the State Building Code; authorizing micro unit dwellings at sacred
1.3 settlements; proposing coding for new law in Minnesota Statutes, chapter 327.

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

1.5 Section 1. **327.30 SACRED SETTLEMENTS AND MICRO UNIT DWELLINGS.**

1.6 Subdivision 1. Definitions. (a) For the purposes of this section, the following terms have
1.7 the meanings given.

1.8 (b) "Homeless person" and "very low income" have the meanings given in section
1.9 116L.361, subdivisions 5 and 7.

1.10 (c) "Micro unit" means a mobile residential dwelling providing permanent housing
1.11 within a sacred settlement that meets the requirements of subdivision 2.

1.12 (d) "Sacred settlement" means a residential settlement established on the grounds of a
1.13 religious institution primarily for the purpose of providing permanent housing for homeless
1.14 persons, very low-income persons, staff, and volunteers.

1.15 Subd. 2. Micro unit requirements. In order to be eligible to be placed within a sacred
1.16 settlement, a micro unit must:

1.17 (1) be no more than 400 gross square feet;

1.18 (2) be attached to a permanent foundation meeting the requirements of the State Building
1.19 Code or built on a permanent chassis and anchored by means satisfying the anchoring
1.20 requirements for manufactured homes;

2.1 (3) have exterior materials that are compatible in composition, appearance, and durability
2.2 to the exterior materials used in standard residential construction;

2.3 (4) have a minimum insulation rating of R-15;

2.4 (5) have a dry, compostable, or plumbed toilet;

2.5 (6) be built to meet requirements of either: (i) Minnesota Rules, chapter 1360 or 1361,
2.6 and contain an Industrialized Buildings Commission seal and data plate; (ii) Appendix Q
2.7 as incorporated in the State Building Code; or (iii) American National Standards Institute
2.8 Code 119.2; and

2.9 (7) be installed in a sacred settlement meeting the requirements of this section and any
2.10 applicable municipal regulations.

2.11 Subd. 3. **Sacred settlement.** A sacred settlement under this section must:

2.12 (1) provide residents of micro units access to water and electric utilities either by
2.13 connecting the micro units to the utilities that are serving the principal building on the lot
2.14 or by other comparable means, or by providing the residents access to permanent common
2.15 facilities with toilet, bathing, and laundry facilities with the number and type of fixtures
2.16 required for dependent mobile home parks of similar capacity, and common kitchen facilities;
2.17 and

2.18 (2) meet municipal standards for dependent mobile home parks, cluster housing, or
2.19 planned unit developments with respect to placement of and spacing between micro units,
2.20 setbacks, utility services, sanitation, storm water management, and other regulations
2.21 applicable to residential development.

2.22 Subd. 4. **Micro unit dwelling permit; application.** A sacred settlement is subject to
2.23 municipal approval and regulation as a permitted use, conditional use, or planned unit
2.24 development, as determined by the municipality.