



# Multifamily Loan Programs and Housing Tax Credit Program Fee Schedule

Effective Date: May 22, 2025

## Application Fees

Table 1: Application Fees

Application	Fee
Multifamily Consolidated Request for Proposals (RFP) and Housing Tax Credit (HTC) Round 1 and New Applications to HTC Round 2	\$800
HTC Round 2 – Resubmitted Application (Supplemental Fee)	\$350 – Applicants who are resubmitting an application from HTC Round 1 of the same Multifamily Consolidated RFP/HTC Round 1 allocation year only need to pay the supplemental fee. New applications for HTC Round 2 must pay the full application fee.
Low and Moderate Income Rental (LMIR) Loan	\$250 – Only for requests submitted outside of the annual Multifamily Consolidated RFP/HTC Round 1. Applications submitted in the Multifamily Consolidated RFP/HTC Round 1 do not have a separate LMIR application fee.
Community Stabilization: Naturally Occurring Affordable Housing (NOAH) – Multifamily Rental Housing Program Loan	\$800

# Minnesota Housing Low and Moderate Income Rental First Mortgage, Bridge Loans, and Tax-Exempt Issued Bonds Fees

Table 2: Minnesota Housing Low and Moderate Income First Mortgage, Bridge Loans, and Tax-Exempt Issued Bonds Fees<sup>1</sup>

Program or Issuance	Fee
LMIR Origination Fee	2% on first \$5 million in financing, and 1% on amounts above \$5 million or \$25,000, whichever is greater
LMIR Bridge Loan Origination Fee	0.5% of the bridge loan/bond amount
Tax-Exempt Bond Issuance Fee <sup>2</sup>	\$100,000 plus <ul style="list-style-type: none"> <li>• 1% of the par amount of the LMIR permanent loan amount</li> <li>• 0.75% of the par amount of the Bridge Loan amount</li> </ul>

## Housing Infrastructure Bonds Loans Fee

Table 3: Housing Infrastructure Bonds Loans Fee<sup>3</sup>

Program	Fee
Housing Infrastructure Bonds (HIB) Origination Fee	1% of the first \$5 million in financing <i>and</i> 0.5% on amounts above \$5 million; the minimum HIB origination fee is \$10,000

## Amortizing and Deferred Loan Closing and Construction Oversight Fee

The Loan Closing and Construction Oversight Fee applies to any project with one or more of the following Minnesota Housing loans:

- Low and Moderate Income Rental loans
- Bridge loans and bond funded Bridge loans
- Economic Development Housing Challenge (EDHC) loans
- Emergency Rental Assistance (ERA2) Capital loans
- Flexible Financing for Capital Costs (FFCC) loans
- Housing Infrastructure Appropriation loans
- Housing Infrastructure Bond loans

<sup>1</sup> Fee is based on the committed loan amount and is non-refundable.

<sup>2</sup> Subject to revision based on market conditions as determined by Minnesota Housing.

<sup>3</sup> Fee is based on the committed loan amount and is non-refundable.

- Preservation Affordable Rental Investment Fund (PARIF) loans

The Closing and Construction Oversight Fee is a flat fee based on the total amount of Minnesota Housing loans at the time of construction closing.

Table 4: Amortizing and Deferred Loan Closing and Construction Oversight Fee<sup>4</sup>

Loan Amount	Fee
Total Minnesota Housing loans less than or equal to \$500,000	\$25,000
Total Minnesota Housing loans between \$500,000 and \$1,000,000	\$50,000
Total Minnesota Housing loans is \$1,000,000 or more	\$75,000

## Housing Tax Credit Fees

Table 5: Housing Tax Credit Fees

Type	Fee
Reservation Fee	3.5% of 9% HTC's to be allocated
42M Preliminary Determination Fee	3.5% of 4% HTC's to be awarded
Carryover Fee	3.5% of 9% HTC's allocated
8609 Fees	3.5% of 4% and 9% HTC's awarded or allocated
Carryover and 8609 Late Fee <sup>5</sup>	\$1,000 plus an additional penalty fee of \$200 for each business day past due
HTC Transfer Fee of Ownership	\$2,500
Qualified Contract Processing Fee	\$5,000
Reallocation Processing Fee	\$15,000 plus resubmission of the carryover fee

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<sup>4</sup> Fee is based on the committed loan amount and is non-refundable.

<sup>5</sup> Fee is only applicable to projects for a certain time period. See the applicable QAP for additional details.

## Housing Tax Credit Annual Monitoring Fees

Housing Tax Credit Annual Monitoring fees are due with the Annual Owner Certification starting with the first credit year. “Per unit” includes unrestricted and non-revenue (common space) units.

Table 6: Housing Tax Credit Annual Monitoring Fees

Property Type	Fee
Properties not covered by the Memorandum of Understanding with USDA Rural Development (RD MOU) during the 15-year compliance period	\$30 per unit
Properties covered by the RD MOU during the 15-year compliance period	\$20 per unit
Properties in year 16 and later covered by the RD MOU or subject to monitoring by HUD	No fee
All other properties in year 16 and later	\$20 per unit
All properties in 3-year tenant protection period	No fee

## Housing Tax Credit General Monitoring Fees

Table 7: Housing Tax Credit General Monitoring Fees

Type	Fee
Re-Inspection	\$125 will be charged if a compliance officer is unable to complete an inspection due to property representative’s failure to notify residents or failure to appear for the inspection. The re-inspection fee will be added to the following year’s annual monitoring fee.
Utility Allowance Review	\$100 for review of HUD Utility Schedule Model, Energy Consumption Model, or Average of Actual Consumption.
Utility Allowance Review, Submetering	\$250 for review of HUD Utility Schedule Model, Energy Consumption Model, or Average of Actual Consumption with submetering arrangement.

## Appraisal Fees

Due upon request.

Table 8: Appraisal Fees

Type	Fee
As-Is Appraisal Fee – Land Only	\$4,500

Type	Fee
As-Is Appraisal Fee – Existing Buildings and Adaptive Reuse	\$6,500
As-Complete Appraisal Fee	\$10,000 deposit

If the commissioned appraisal cost is lower or higher than the deposit, Minnesota Housing will reimburse the excess amount to the applicant after the appraisal is complete or will request additional funds before commissioning the appraisal.

## Workforce Housing Development Program Loan Fee

Due upon execution of loan agreement.

Table 9: Workforce Housing Development Program Loan Fee

Program	Fee
Workforce Housing Development Program (WHDP) Processing and Loan Fee	\$7,000

## State Housing Tax Credit Program Loan Fee

Due upon execution of loan agreement.

Table 10: State Housing Tax Credit Program Loan Fee

Program	Fee
State Housing Tax Credit (SHTC) Program Processing and Loan Fee	Greater of \$5,000 or 1% of award amount

## Community Stabilization: Naturally Occurring Affordable Housing – Multifamily Rental Housing Program Fees

Table 11: Community Stabilization: NOAH – Multifamily Rental Housing Program Loan Fee

Program	Fee
Community Stabilization: NOAH – Multifamily Rental Housing Program Loan Fee	The greater of \$10,000 or .5% of the loan amount up to a maximum of \$50,000. Fee is due at closing.

If the project requires construction oversight, include the following.

Table 12: Community Stabilization: NOAH – Multifamily Rental Housing Program Loan Construction Oversight Fee<sup>6</sup>

Loan Amount	Fee
Community Stabilization: NOAH – Multifamily Rental Housing Program loan less than or equal to \$500,000	\$25,000
Community Stabilization: NOAH – Multifamily Rental Housing Program loan between \$500,000 and \$1,000,000	\$50,000
Community Stabilization: NOAH – Multifamily Rental Housing Program loan is \$1,000,000 or more	\$75,000

The Loan Fee and the Construction Oversight Fee is a flat fee based on the Community Stabilization: NOAH – Multifamily Rental Housing Program loan amount at the time of construction loan closing.

## Community Stabilization: Distressed Multifamily Rental Building Program Fees

Table 13: Community Stabilization: Distressed Multifamily Rental Building Program Loan Fee<sup>7</sup>

Program	Fee
Community Stabilization: Distressed Multifamily Rental Building (Distressed Building) Program Loan Fee	\$10,000. Fee is due at closing.

If the project requires construction oversight, include the following.

Table 14: Community Stabilization: Distressed Multifamily Rental Building Program Loan Construction Oversight Fee<sup>8</sup>

Loan Amount	Fee
Total Community Stabilization: Distressed Multifamily Rental Building Program loan less than or equal to \$500,000	\$10,000
Total Community Stabilization: Distressed Multifamily Rental Building Program loan between \$500,000 and \$1,000,000	\$15,000
Total Community Stabilization: Distressed Multifamily Rental Building Program loan is \$1,000,000 or more	\$20,000

<sup>6</sup> Fee is based on the final loan amount and is non-refundable.

<sup>7</sup> Depending on the selected eligible uses, the fee may be adjusted to account for additional administrative and processing time.

<sup>8</sup> Fee is based on the final loan amount and is non-refundable.

The Loan Fee and the Construction Oversight Fee is a flat fee based on the Distressed Multifamily Rental Building Program loan amount at the time of construction loan closing.