



Multifamily Loan Programs and Housing Tax Credit Program Fee Schedule

Effective Date: May 8, 2025

Application Fee

Table 1: Application Fee

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: NOAH – Multifamily Rental Housing Program Loan	\$800

Minnesota Housing LMIR First Mortgage, Bridge Loans and Tax-Exempt Issued Bonds Fee

Table 2: Minnesota Housing LMIR First Mortgage, Bridge Loans and Tax-Exempt Issued Bonds Fee

Program or Issuance	Fee ¹
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 ²	\$100,000 plus <ul style="list-style-type: none"> • 1% of the par amount of the LMIR permanent loan amount • 0.75% of the par amount of the Bridge Loan amount

Housing Infrastructure Bonds (HIB) Loans Fee

Table 3: Housing Infrastructure Bonds (HIB) Loans Fee

Program	Fee ¹
HIB Origination Fee	1% of the first \$5 million in financing and 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

¹ Fee is based on the committed loan amount and is non-refundable.

² Subject to revision based on market conditions as determined by Minnesota Housing.

- Housing Infrastructure Appropriation loans
- Housing Infrastructure Bond loans
- 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

Loan Amount	Fee ³
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

HTC Fee

Table 5: HTC Fee

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

³ Fee is based on the committed loan amount and is non-refundable.

⁴ Fee is only applicable to projects for a certain time period. See the applicable QAP for additional details.

Appraisal Fee (Due Upon Request)

Table 6: Appraisal Fee (Due Upon Request)

Appraisal Type	Fee
As-Is Appraisal Fee – Land Only	\$4,500
As-Is Appraisal Fee – Existing Buildings and Adaptive Reuse	\$6,500
As-Complete Appraisal Fee	\$10,000 deposit

NOTE: 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 (WHDP) Loan Fee (Due Upon Execution of Loan Agreement)

Table 7: WHDP Loan Fee (Due Upon Execution of Loan Agreement)

Program	Fee
WHDP Processing and Loan Fee	\$7,000 fee

State Housing Tax Credit Program (SHTC) Loan Fee (Due Upon Execution of Loan Agreement)

Table 8: SHTC Loan Fee (Due Upon Execution of Loan Agreement)

Program	Fee
SHTC Processing and Loan Fee	Greater of \$5,000 or 1% of award amount

Community Stabilization: Naturally Occurring Affordable Housing (NOAH)-Multifamily Rental Housing Program Fees

Table 9: NOAH Loan Fee

Loan Fee	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

Table 10: NOAH Loan Fee – if Project requires Construction Oversight, include the following:

Construction Oversight Fee	Fee⁵
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 (Distressed Building) Program Fees

Table 11: Distressed Building Loan Fee

Loan Fee	Fee⁶
Community Stabilization: Distressed Multifamily Rental Building Loan Fee	\$10,000 Fee is due at closing

Table 12: Distressed Building Loan Fee – if Project requires Construction Oversight, include the following:

Construction Oversight Fee	Fee⁷
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

⁵ Fee is based on the final loan amount and is non-refundable.

⁶ Depending on the selected eligible uses, the fee may be adjusted to account for additional administrative and processing time.

⁷ 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.