



2025 MHP, Credit for Sales of Manufactured Home Parks to Cooperatives

For taxpayers who sell a manufactured home park to a cooperative

Name of Taxpayer _____

FEIN or Social Security Number _____

Minnesota Tax ID _____

Part 1 — Qualifications

Check the box if the answer is “yes”.

- 1 Are you filing an income tax or corporate franchise tax return? 1 ☐
- 2 Did you sell a manufactured home park to a (1) cooperative, Minnesota housing cooperative, or association, (2) charitable corporation, (3) nonprofit or a representative acting with the intent of forming a cooperative or cooperative association? 2 ☐
- 3 Will the person(s) who owns a share in the cooperative or cooperative association, or holds residential participation warrant, be entitled to occupy a lot on the manufactured home park after the sale? 3 ☐
- 4 Was the manufactured home park located in Minnesota? 4 ☐
- 5 Was the manufactured home park classified as Class 4c(5)(i) or 4c(5)(iii) property? 5 ☐

You must have checked all questions in Part 1 to qualify for the manufactured home park tax credit.

See the schedule instructions for more details regarding the qualifications.

Part 2 — Credit Calculation

- 1 Sales price for the manufactured home park. 1 _____
- 2 Multiply line 1 by 5% (0.05). This is the amount of your credit 2 ■ _____



2025 Schedule MHP Instructions

What is Schedule MHP?

You must complete Schedule MHP to claim the Credit for Sales of Manufactured Home Parks to Cooperatives as a qualified seller. The credit is equal to five percent of the amount of the sales price of the qualified property.

The credit can be claimed against income, corporate franchise, or unrelated business income taxes. The credit is nonrefundable and may be carried forward to five succeeding taxable years.

Schedule MHP must be filed with one of the following forms:

- Form M1, Individual Income Tax Return
- Form M2, Income Tax Return for Estates and Trusts
- Form M3, Partnership Return
- Form M4, Corporate Franchise Tax Return
- Form M8, S Corporation Return
- Form M4NP, Unrelated Business Income Tax (UBIT) Return

What is Qualified Property?

To be eligible for the tax credit, the manufactured home park must be both of the following:

- Located in Minnesota
- Classified as class 4c(5)(i) or 4c(5)(iii) under Minnesota Statute section 273.13, subdivision 25, paragraph (d).

Who is a Qualified Seller?

To be eligible for the tax credit, the seller must be paying income, corporate franchise, or unrelated business income tax, and sell the qualified property to one of the following entities:

- A cooperative, Minnesota housing cooperative, or association organized under state Chapter 308A, 308B, or 308C, where each person who owns a share(s) would be entitled to occupy a lot within the qualified property after the sale.
- A charitable corporation, organized under the laws of Minnesota with no outstanding stock, holding a tax-exempt status through the IRS, and whose members hold residential participation warrants entitling them to occupy the units in the manufactured home park.
- A nonprofit or representative acting on behalf of residents (as defined in Minn. Stat. 327C.015, subd. 13) who purchases the property on behalf of the residents who intend to form a cooperative or association.

Line Instructions

If you enter a Social Security Number (SSN) or Individual Taxpayer Identification Number (ITIN), you do not need to enter a Minnesota Tax ID number.

Part 1

Check each box that the answer is “yes” relating to you and your sales transaction. You must have checked all questions in Part 1 to qualify for the manufactured home park tax credit. Refer to the instructions above for additional details regarding qualifications.

Part 2

Line 1 – Sales Price

Include the final sales price for the manufactured home park sale. The sale should be as a result of a third-party transactions and at fair market value.

Line 2 – Credit Amount

The result of line 2 is your manufactured home park tax credit. Include the credit on the appropriate following line:

If you're a	Include credit on
C corporation	Form M4T, line 23
S corporation	Form M8, line 12*
Partnership	Form M3, line 11*
Sole proprietor	Schedule M1C, line 13
Fiduciary	Form M2, line 21
Tax-exempt organization	Form M4NPI, line 4d

*Any remaining credit may be passed through to partners and shareholders.