

2026 FORMS CHANGES

EFFECTIVE AUGUST 1, 2026



In 2026, the Minnesota Realtors® (MNR) Forms Committee convened for five meetings focused on refining MNR's existing forms and creating several new ones. The Forms Committee met with several objectives, including improving the clarity of existing MNR forms, updating existing forms to reflect changed statutory requirements, and creating several new forms as practical tools for our members.

We would like to extend special thank you to Chair Matt Ashworth and to all members who volunteered their valuable time for the Committee and Subcommittees. Your service is vital to the Minnesota Realtor® community. We also want to thank all of the members who submitted suggested changes for the Committee's consideration. As always, suggested forms changes can be **submitted here**.

On the next page, you'll find a list of all forms changes, including the line number where the change has occurred. We encourage you to follow along with these changes by reviewing the **2026 Residential & Commercial SAMPLE packets found here**. Highlighted line changes in the sample forms will correspond to those listed below.



FORMS CHANGES

Amendment to Listing Contract/Buyer Representation Contract/Facilitator Services Contract

- Property address was added to lines 5 & 6.
- Add “Broker above line 18 on the left column and “Client” above line 18 on the right column.
- Removed the line next to “Client” on line 22.
- Removed “By” on the Client side of line 19.
- The title of the form changed to “Amendment” rather than “Addendum or Amendment”.

Explanation:

The title of the form was changed from “Addendum or Amendment” to “Amendment” to better reflect when this form is being used. A property address line was added, which can be used when using the form as an Amendment to a Listing Contract or as a Facilitator Services Agreement. Changes were made to the signature lines for clarity.

Addendum to Purchase Agreement: Condominium/Townhouse/Cooperative Common Interest Community

- Statutory update to lines 39-40 and line 50 showing that maintenance plan, maintenance schedule and maintenance budget are required.

Explanation:

These changes reflect the 2026 statutory amendments to Minnesota Statute Chapter 515B - Minnesota Common Interest Ownership Act (MCIOA). These legislative updates require disclosure of the maintenance plan, maintenance schedule, and maintenance budget for common interest communities subject to the statute.

Addendum to Purchase Agreement: Sale of Buyer’s Property

- The words “of final acceptance” were added to line 8 after the word “days”.

Explanation:

This change clarifies how the timeline is calculated for listing the buyer’s existing property, beginning from the date of final acceptance of the contract, rather than from the date the offer was submitted.

Addendum to Purchase Agreement: SSTS & Well Water Inspection Contingency

- Changed the term “private well” to “private well water” on lines 8 and 40.

Explanation:

This change in wording more accurately describes what is being tested; the well water, versus the well itself.

Commercial Purchase Agreement

- Changed “...Well Inspection Contingency” to “...Well Water Inspection Contingency” on line 261.

Explanation:

This change in wording more accurately reflects the correct name of the Addendum.

Common Interest Community Resale Disclosure Certificate

- Statutory update to line 50 showing that maintenance plan, maintenance schedule and maintenance budget are required.

Explanation:

These changes reflect the 2026 statutory amendments to Minnesota Statute Chapter 515B - Minnesota Common Interest Ownership Act (MCIOA). These legislative updates require disclosure of the maintenance plan, maintenance schedule, and maintenance budget for common interest communities subject to the statute.



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Common Interest Community Modification/Waiver of Buyer's Right of Recession (Residential)

- Statutory update to line 29 showing that maintenance plan, maintenance schedule and maintenance budget are required.

Explanation:

These changes reflect the 2026 statutory amendments to Minnesota Statute Chapter 515B - Minnesota Common Interest Ownership Act (MCIOA). These legislative updates require disclosure of the maintenance plan, maintenance schedule, and maintenance budget for common interest communities subject to the statute.

Disclosure Statement: Seller's Property Disclosure Statement

- Added a Solar Power System Disclosure question at line 246-248.

Explanation:

The update adds a question to trigger the use of the Disclosure Statement: Solar Power System if the answer is "DOES".

Facilitator Services Agreement: Owner Leasing

- Removed "as specified in the MLS" from line 146.
- Updated the definition of "IDX site" on line 52.
- Updated the definition of "Virtual office website" on line 55.

Explanation:

The language "as specified in the MLS" was removed as it is no longer applicable. The definitions of "IDX site" and "Virtual office website" were updated to encompass MLS changes to definitions of "IDX" and "virtual website".

Facilitator Services Agreement: Seller

- Updated the definition of "IDX site" on line 47.
- Updated the definition of "Virtual office website" on line 50.

Explanation:

The definitions of "IDX site" and "Virtual office website" were updated to encompass MLS changes to definitions of "IDX" and "virtual website".

Listing Contract: Exclusive Right to Lease

- Updated the definition of "IDX site" on line 34.
- Updated the definition of "Virtual office website" on line 37.

Explanation:

The definitions of "IDX site" and "Virtual office website" were updated to encompass MLS changes to definitions of "IDX" and "virtual website".

Listing Contract: Exclusive Right to Sell

- Updated the definition of "IDX site" on line 52.
- Updated the definition of "Virtual office website" on line 55.

Explanation:

The definitions of "IDX site" and "Virtual office website" were updated to encompass MLS changes to definitions of "IDX" and "virtual website".

Purchase Agreement

- Changed "...Well Inspection Contingency" to "...Well Water Inspection Contingency" on line 386.

Explanation:

This change in wording more accurately reflects the correct name of the Addendum.

Purchase Agreement: New Construction

- Added checkboxes for "earnest money" and "construction deposit" so that it can be either/or on line 7.
- Changed "...Well Inspection Contingency" to "...Well Water Inspection Contingency" on line 447.



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Explanation:

The checkboxes for earnest money and/or construction deposit were added to provide more clarity in the form for how the parties intend the funds to be classified and disposed. This change in wording regarding the well water inspection more accurately reflects the correct name of the Addendum.

Purchase Agreement: Land (Non-Residential)

- Changing "...Well Inspection Contingency" to "...Well Water Inspection Contingency" on line 269.

Explanation:

This change in wording more accurately reflects the correct name of the Addendum.

Purchase Agreement: Vacant Land (Residential)

- Changing "...Well Inspection Contingency" to "...Well Water Inspection Contingency" on line 397.

Explanation:

This change in wording more accurately reflects the correct name of the Addendum.

Receipt of Common Interest Community Association Documents

- Statutory update to line 20 showing that maintenance plan, maintenance schedule and maintenance budget are required.

Explanation:

These changes reflect the 2026 statutory amendments to Minnesota Statute Chapter 515B - Minnesota Common Interest Ownership Act (MCIOA). These legislative updates require disclosure of the maintenance plan, maintenance schedule, and maintenance budget for common interest communities subject to the statute.

NEW FORMS

Notice Regarding Federal FINCEN Reporting Requirements

Explanation:

This new form was released in February 2026 following new regulations for required reporting on transactions made in cash by an entity such as a corporation or LLC. The reporting requirement has since been vacated by a federal court, but the form has been approved for future use if the reporting requirement is renewed.

***Not included in the sample packet**

Disclosure Statement: Agent Material Fact Disclosure

Explanation:

While agents are free to disclose their knowledge of material facts in any form that satisfies Minnesota Statute 82.68, this new form was created as an easy-to-access option for agents to make those disclosures.

Referral Agreement

Explanation:

This new form was created as an option to formalize referrals and referral fee agreements between brokers, agents, agents/clients, etc. While many brokerages already have their own form, this new form was created as an easy-to-access option for brokerages and agents.

Addendum to Listing Contract/Buyer Representation Contract: Additional Signatures

Explanation:

This new form provides an option for parties to sign when there are more than two sellers or buyers.

Disclosure Statement: Solar Power System

Explanation:

This new form was created to provide an opportunity for sellers to convey vital information about their Solar Power Systems.