

Subject Rental changes in manufactured home parks

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Overview

This bill amends laws regulating manufactured home parks by requiring manufactured home park owners to provide rental histories to prospective residents, by requiring park owners to accept cash, checks, and money orders for rent, by limiting park owners to one annual rental increase, by limiting when park owners may enforce a rental increase greater than the consumer price increase, and by providing rules for separating water from the rent of park residents whose lease included water service.

Summary

Section	Description
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| 1 | Written notice required.
Amends the notice requirements for prospective residents of a manufactured home park both to require that five years of rental history be provided with the notice and to amend the notice to state that only one annual rental increase is allowed. |
| 2 | Rent.
Requires park owners to accept rental payments in the form of cash, checks, or money orders and to accept rental payment by mail unless an on-site location is provided for payment delivery. Requires park owners to give receipts for cash payments and to maintain three years of records of any cash payments. |
| 3 | Rent increases limited.
Reduces the number of annual rental increases allowed from two to one. |
| 4 | Reasonable rent increases.
Lists situations in which rental increases greater than the average annual increase in the consumer price increase (CPI) may be reasonable, including if the proposed increase is directly related to the costs of operating the park or if the increase reflects a market rent. States that a greater-than-CPI rental increase is not reasonable if there was a hazardous violation in a park in the prior year that the park |

Section	Description
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	owner did not repair within 15 days after the owner received notice of the violation. Prohibits a park owner from incorporating legal costs or penalties into the rent charged to park residents. Exempts resident-owned parks from the subdivision.
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5	Special provisions involving water metering.
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	Allows manufactured home park residents with a lease including water in the rent to have their rent reduced when the park owner separates water from the rent through the installation of water meters. The rent may be reduced by the resident's proportionate share of the average water bill over the year prior to installation of water meters.
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