

FIRST REGULAR SESSION

HOUSE BILL NO. 118

91ST GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVES RIBACK WILSON (25) AND NORDWALD (Co-sponsors).

Pre-filed December 11, 2000, and 1000 copies ordered printed.

ANNE C. WALKER, Chief Clerk

0081L.021

AN ACT

To amend chapter 441, RSMo, by adding thereto one new section relating to eviction notice provisions for manufactured or mobile home land lease communities.

Be it enacted by the General Assembly of the state of Missouri, as follows:

Section A. Chapter 441, RSMo, is amended by adding thereto one new section, to be
2 known as section 441.900, to read as follows:

441.900. 1. As used in this section, the following terms mean:

2 (1) "Manufactured home", the same meaning as provided in section 700.010,
3 RSMo;

4 (2) "Manufactured or mobile home land lease community", any area, lot, parcel
5 or tract held in common ownership and on which individual portions of such area, lot,
6 parcel or tract are leased for the placement of manufactured or mobile homes as a primary
7 residence;

8 (3) "Mobile home", a residential building constructed or assembled in a factory
9 which is not certified pursuant to the federal Housing and Urban Development (HUD)
10 Code and which conforms to the American National Standards Institute (ANSI) standards
11 for mobile homes.

12 2. A landlord of a manufactured or mobile home land lease community shall
13 provide written notice to all of the community's tenants who own their manufactured or
14 mobile homes at least one hundred eighty days prior to requiring such tenants to vacate
15 the property due to a change in use of the property. In cases where more than one hundred
16 eighty days remain on a current lease, the longer time period shall apply for purposes of
17 providing notice pursuant to this section. The landlord shall not increase the rent, except
18 for a rent increase based solely on an increase in property taxes, for any tenant of the

19 **manufactured or mobile home land lease community during the sixty-day period prior to**
20 **providing such notice or at any time after providing such notice.**

21 **3. Nothing in this section shall be construed as prohibiting a landlord from evicting**
22 **a tenant with less than one hundred eighty days' notice for a violation of the lease or as**
23 **otherwise provided by law.**