

SECOND REGULAR SESSION

# HOUSE BILL NO. 905

## 92ND GENERAL ASSEMBLY

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INTRODUCED BY REPRESENTATIVE RIBACK WILSON (25).

Pre-filed December 18, 2003, and copies ordered printed.

STEPHEN S. DAVIS, Chief Clerk

3259L.011

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### AN ACT

To amend chapter 700, RSMo, by adding thereto one new section relating to eviction notice provisions for manufactured or mobile home land lease communities.

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

Section A. Chapter 700, RSMo, is amended by adding thereto one new section, to be known as section 700.600, to read as follows:

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

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

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

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

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

19 providing such notice or at any time after providing such notice.

20           **3. Nothing in this section shall be construed as prohibiting a landlord from evicting**  
21 **a tenant with less than one hundred twenty days' notice for any reason other than a change**  
22 **in use of the property, or for a violation of the lease, or as otherwise provided by this**  
23 **chapter or other law.**