

SENATE SUBSTITUTE
FOR
HOUSE COMMITTEE SUBSTITUTE
FOR
HOUSE BILLS NOS. 998 & 905

AN ACT

To amend chapter 700, RSMo, by adding thereto one new sections relating to manufactured homes, with penalty provisions.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF MISSOURI,
AS FOLLOWS:

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

4 700.600. 1. As used in this section, the following terms
5 mean:

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

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

13 (3) "Mobile home", a residential building constructed or
14 assembled in a factory which is not certified pursuant to the
15 federal Housing and Urban Development (HUD) Code and which
16 conforms to the American National Standards Institute (ANSI)

1 standards for mobile homes.

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

14 3. Nothing in this section shall be construed as
15 prohibiting a landlord from evicting a tenant with less than one
16 hundred twenty days' notice for any reason other than a change in
17 use of the property.

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