

HCS HB 998 & 905 -- MOBILE HOME LEASE COMMUNITIES

SPONSOR: Behnen (Sutherland)

COMMITTEE ACTION: Voted "do pass by consent" by the Committee on Professional Registration and Licensing by a vote of 14 to 0.

This substitute requires mobile home park landlords to provide notice to mobile homeowners 120 days before demanding that they vacate the property due to a change in the use of the property. The length of the required notice will be the remaining period on the lease when that remaining period is more than 120 days. The substitute also prohibits landlords from raising the rent within 60 days of providing the notice, except for a rent increase based solely on an increase in property taxes.

FISCAL NOTE: No impact on state funds in FY 2005, FY 2006, and FY 2007.

PROPONENTS: Supporters say that landlords only have to give a 60-day notice of a change of land use regarding property on which a mobile home park is located. This places an extreme burden on the tenants because 60 days is not enough time for tenants to move. In most cases, it takes about four months to relocate a mobile home. These relocations are very costly to tenants, and many parks won't take mobile homes which were manufactured before a certain date. Increasing the notification from 60 to 120 days is not going to resolve the problems faced by tenants, but it is a start.

Testifying for the bill were Representatives Sutherland and Riback Wilson (25); Lawrence McGuire; Alliance for Justice; Miriam Mahon; Missouri Manufactured Housing Association; Missouri Catholic Conference; Grass Roots Organizing; and American Civil Liberties Union.

OPPONENTS: There was no opposition voiced to the committee.

OTHERS: Others testifying on the bill say they do not oppose the 120-day notice.

Others testifying on the bill was Missouri Association of Realtors.

Bob Dominique, Legislative Analyst