

HB 1442 -- Manufactured Homes

Sponsor: Sutherland

This bill establishes the Manufactured Home Health and Safety Act which provides minimum standards for the maintenance, sanitation, and use of manufactured home communities. Local governments may establish additional or more stringent standards. Beginning January 1, 2007, persons and entities are prohibited from establishing, maintaining, or operating manufactured home communities without a permit from the Department of Health and Senior Services.

Permit applications must include an approved zoning permit or a statement from the applicable political subdivision that no zoning permit is required. The application fee cannot exceed \$15, and permits must be renewed every two years. Existing manufactured home communities have 180 days from August 28, 2006, to submit a permit application; and new communities must apply at least 60 days before the first day of operation. All information required in the application is specified in the bill.

Manufactured home communities must be inspected at least once every two years and may be inspected at any time if a violation is suspected. The reasons a permit may be denied, suspended, or revoked are specified; and an appeal process is established. Operation of a manufactured home community without a permit will result in a court-ordered receivership until compliance is met.

Each home in a manufactured home community must be connected to water, sewer, and electrical or gas service prior to occupancy; and all these services must meet all applicable codes and standards.

Additional responsibilities and requirements of owners of manufactured home communities are specified, including street maintenance, weed removal, and garbage storage and collection.

The sale or lease of uninhabitable manufactured homes is prohibited, and uninhabitable homes must be removed from the manufactured home community.