

HB 3230 -- ZONING REGULATIONS FOR MANUFACTURED HOUSING

SPONSOR: Hardwick

This bill prohibits a local government from adopting or enforcing a zoning ordinance or land use regulation that bans manufactured homes where other single-family housing is permitted, imposes requirements on manufactured homes that are more restrictive than other on-site build homes, limits the replacement of existing manufactured homes, requires permits for manufactured homes that aren't required for comparable site-built homes, or requires a perimeter foundation system for a manufactured home that is incompatible with the structural design of the home.

The bill allows local governments to adopt and enforce compatibility standards governing the placement of manufactured homes in residential zones, so long as they are not more stringent than standards applied to other single-family residential construction in the same zone. The bill also does not prohibit additional requirements related to historic properties, homeowners associations, or covenants on private land.

This bill contains an emergency clause.