

VIRGINIA ACTS OF ASSEMBLY -- 2001 SESSION

CHAPTER 44

An Act to amend and reenact § 55-248.43 of the Code of Virginia, relating to the Manufactured Home Lot Rental Act; landlord's obligations.

[H 1848]

Approved March 2, 2001

Be it enacted by the General Assembly of Virginia:

1. That § 55-248.43 of the Code of Virginia is amended and reenacted as follows:

§ 55-248.43. Landlord's obligations.

The landlord shall:

1. Comply with applicable laws governing health, zoning, safety and other matters pertaining to manufactured home parks;
2. Make all repairs and do whatever is necessary to put and keep the manufactured home park in a fit and habitable condition, including, but not limited to, maintaining in a clean and safe condition all facilities and common areas provided by him for the use of tenants of two or more manufactured home lots;
3. Maintain in good and working order and condition all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances supplied or required to be supplied by him;
4. Provide and maintain appropriate receptacles as a manufactured home park facility, except when door to door garbage and waste pickup is available within the manufactured home park for the collection and storage of garbage and other waste incidental to the occupancy of the manufactured home park, and arrange for the removal of same; and
5. Provide reasonable access to electric, water and sewage disposal connections for each manufactured home lot. *In the event of a planned disruption by the landlord in electric, water or sewage disposal services, the landlord shall give written notice to tenants no less than forty-eight hours prior to the planned disruption in service.*