

Department of Planning and Budget 2011 Fiscal Impact Statement

1. Bill Number: HB1765

House of Origin	<input checked="" type="checkbox"/> Introduced	<input type="checkbox"/> Substitute	<input type="checkbox"/> Engrossed
Second House	<input type="checkbox"/> In Committee	<input type="checkbox"/> Substitute	<input type="checkbox"/> Enrolled

2. Patron: Crockett-Stark

3. Committee: General Laws

4. Title: Manufactured Home Lot Rental Act.

5. Summary: Makes several changes to the Manufactured Home Lot Rental Act (Act) regarding obligations imposed on the landlord: (i) changes the requirement to provide a copy of the lease agreement from within seven days of the tenant's signing of the agreement to within seven days of both parties signing; (ii) removes the requirement that the landlord provide tenants with a copy of the Act at the time of contract and post on the premises of the park a copy of the Act and the Virginia Residential Landlord and Tenant Act; (iii) provides that the rental agreement, under certain conditions, may make the tenant responsible for garbage collection and removal; and (iv) reduces the automatic renewal period from one year to 60 days. The bill also clarifies the responsibility of the tenant for the conduct of guests, invitees, and other persons on the premises with the tenant's consent. In addition, the bill adds a nondiscrimination clause to the Act and removes language providing that the refusal or restriction of the sale or rental of a manufactured home based exclusively or predominantly on the age of the home is unreasonable.

6. Budget Amendment Necessary: No.

7. Fiscal impact estimates are preliminary.

8. Fiscal Implications: There may be some costs to the Department of Housing and Community Development associated with the publication of a revised Manufactured Home Lot Rental Act handbook. However, such costs could be funded from existing resources.

9. Specific Agency or Political Subdivisions Affected: Department of Housing and Community Development

10. Technical Amendment Necessary: No.

11. Other Comments: None.

Date: 1/19/11

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