

VIRGINIA ACTS OF ASSEMBLY -- 2018 SESSION

CHAPTER 408

An Act to amend and reenact § 55-248.41 of the Code of Virginia, relating to Manufactured Home Lot Rental Act; definition of manufactured home park.

[H 1047]

Approved March 23, 2018

Be it enacted by the General Assembly of Virginia:

1. That § 55-248.41 of the Code of Virginia is amended and reenacted as follows:

§ 55-248.41. Definitions.

For the purposes of this chapter, unless expressly stated otherwise:

"Abandoned manufactured home" means a manufactured home occupying a manufactured home lot pursuant to a written agreement under which the tenant has defaulted in rent or if the landlord has the right to terminate the lease pursuant to § 55-248.33.

"Landlord" means the manufactured home park owner, lessor or sublessor, or a manager who fails to disclose the name of such owner, lessor or sublessor as provided in § 55-248.12.

"Manufactured home" means a structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.

"Manufactured home lot" means a parcel of land within the boundaries of a manufactured home park provided for the placement of a single manufactured home and the exclusive use of its occupants.

"Manufactured home park" means a parcel of land under single or common ownership upon which ~~ten~~ five or more manufactured homes are located on a continual, nonrecreational basis together with any structure, equipment, road or facility intended for use incidental to the occupancy of the manufactured homes, but ~~shall~~ does not include premises used solely for storage or display of uninhabited manufactured homes; or premises occupied solely by a landowner and members of his family.

"Owner" means one or more persons, jointly or severally, in whom is vested (i) all or part of the legal title to the property, or (ii) all or part of the beneficial ownership and right to present use and enjoyment of the premises, and the term includes a mortgagee in possession.

"Rent" means payments made by the tenant to the landlord for use of a manufactured home lot and other facilities or services provided by the landlord.

"Rental agreement" means any agreement, written or oral, and valid rules and regulations adopted in conformance with § 55-248.17 embodying the terms and conditions concerning the use and occupancy of a manufactured home lot and premises and other facilities or services provided by the landlord; ~~and~~.

"Tenant" means a person entitled as under a rental agreement to occupy a manufactured home lot to the exclusion of others.