

Department of Planning and Budget

2018 Fiscal Impact Statement

1. Bill Number: SB194

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: Locke

3. Committee: General Laws and Technology

4. Title: Manufactured Home Lot Rental Act; manufactured home park; sale of park; notice; penalties.

5. Summary: This bill requires that a manufactured home park owner notify residents and prospective residents of the intent to sell the park; consider offers to purchase the park made by a resident association or an agent acting on behalf of the residents; and negotiate in good faith with such offeror. Before the owner accepts any offer to purchase the park, the bill requires he offer to sell the park on the same terms and conditions to any resident association or agent representing park residents that has provided written notice of interest in purchasing the park. The bill requires that a landlord notify residents and prospective residents of an intent to close the park at least 180 days prior to the date of closure. The bill reduces from 10 to five the number of manufactured homes required to constitute a manufactured home park and allows a tenant to recover the greater of three times the tenant's monthly rent or actual damages, and reasonable attorney fees, where the landlord willfully violates certain provisions of the Act.

6. Budget Amendment Necessary: No.

7. Fiscal Impact Estimates: Preliminary. See item 8.

8. Fiscal Implications: It is anticipated that this bill will not result in a fiscal impact to the Department of Housing and Community Development or the Department of Professional and Occupational Regulation.

9. Specific Agency or Political Subdivisions Affected: Department of Housing and Community Development; Department of Professional and Occupational Regulation; localities.

10. Technical Amendment Necessary: No.

11. Other Comments: This bill is identical to SB648.