Promoting Resident Ownership of Communities

BACKGROUND
Residents of manufactured home communities (also known as mobile home parks) face a number of problems. Because they own their homes but not the land under their homes, they are vulnerable to closure of the community—the landowner can decide to put the land to some other use, and can force all the homeowners and their homes off the land. Closure of manufactured home communities is always a threat, but is particularly pronounced when there is a boom in commercial development, as developers eye these communities as prime targets for strip malls or office buildings.

The homeowners in manufactured home communities pay rent for the land on which their homes sit. Even when closure is not threatened, few states have effective protections against confiscatory rent increases that can force homeowners out by making the lot rent unaffordable. Another problem is that the community owner may fail to maintain the property, allowing the roads, grounds, and water and sewer system to deteriorate until the community becomes an eyesore, if not a health hazard.

Closures, confiscatory rent increases, and disinvestment in the community mean the total or partial loss of an important investment for owners of manufactured homes. Homeowners are forced to either sell their homes at a fraction of their original value; move them, which also causes the homes to lose value; or abandon them altogether. These problems prevent manufactured homes from becoming true assets for their owners.

Purchase of the manufactured home community by the residents, so that they own the land under their homes, is a proven strategy that resolves these problems. Yet only 18 states have policies that require or encourage community owners to give homeowners the opportunity to purchase the land on which their homes sit. And many of the state policies that exist were not well-designed so are ineffective. Advocates in many communities are working hard to implement effective policies to preserve these communities and establish the asset-building potential of manufactured homes.

About This Resource Guide
This guide is a resource for anyone interested in promoting resident purchase opportunities through state policy. It is based on a careful review of existing and proposed state-level legislation, as well as the National Consumer Law Center’s (NCLC) experience working with advocates in various states. This guide:

- Summarizes the case for resident purchase as an important asset-building strategy;
- Describes key elements of a strong policy to promote resident ownership;
- Lists state precedents for policy adoption; and
- Lays out the arguments that advocates can use to make the case for positive policy change.

The appendices include model legislative language, summaries of resident purchase opportunity legislation enacted around the country, and the full text of those laws.

Resident Purchase and Asset Building
Manufactured homes are either placed on land owned by the homeowner or in manufactured home communities. The placement literally spells the difference between a home that grows in value and one that loses value. Homes placed on leased land without strong protections against community closure and confiscatory rent increases do not benefit from the appreciation in the value of the land. Because the value of the home decreases over time and homeowners are vulnerable to eviction, many lenders are unwilling to make regular mortgage loans for the homes. Instead, home buyers are relegated to high-cost “chattel” financing. Moreover, disinvestment in the community infrastructure may create health and
safety concerns. There is also a negative correlation between rent level and homeowner equity. For owners of manufactured housing to benefit from lower cost financing and build wealth through asset appreciation, they must have long-term control over the land on which their homes sit.

**Key Elements of Strong Policies to Encourage Resident Purchase**

There are two basic types of laws that promote the sale of manufactured home communities to residents: purchase opportunity laws and tax incentives.

Purchase opportunity laws require the community owner to provide some sort of advance notice when the community is being sold, so that the residents can make an offer for the land, with its improvements and common areas. A purchase opportunity law, if properly structured, can be very effective in fostering resident-owned communities. In addition to advance notice, the most effective of these laws place a duty on the community owner to consider any offer the residents make and negotiate with them in good faith, or grant the residents a right of first refusal when the community is sold. However, some just require advance notice, without any other protections.

Some state purchase opportunity laws are effective in promoting resident ownership but others are not. The two most basic elements necessary to make a purchase opportunity law effective are:

- Advance notice to the residents whenever a manufactured home community is being sold (not just when a sale will result in conversion of the land to some other use); and
- A waiting period that is long enough for residents to put together a competing offer. Sixty days is sufficient in most states, although adding a few weeks makes the purchase opportunity much more realistic, and as little as 45 or 50 days can sometimes be sufficient.

Other important elements that greatly increase the effectiveness of a purchase opportunity law are:

- A duty on the part of the community owner to consider any offer made by the residents and negotiate in good faith with them, or the granting of the right of first refusal to the residents (the right to purchase the community if they match any competing offer).
- Notice to government agencies as well as to residents.

The other basic type of law provides a tax incentive to community owners to sell the community to the residents. Tax incentives are helpful, but generally give less of a boost to resident ownership than well-designed purchase opportunity laws.

Sometimes it is not possible to persuade a state to adopt a full-fledged purchase opportunity policy initially. First step policies that can get the ball rolling are discussed in the Resource Guide, “First Steps toward a Resident Purchase Opportunity.”

Strong homeowners associations are another critical element of resident ownership. To encourage the development of resident associations, strong policies must be in place to level the playing field between landowners and residents. The policies must encourage the formation of resident associations by protecting homeowners against excessive rent increases and no-cause or retaliatory eviction. These policies are analyzed in detail in “Protecting Fundamental Freedoms in Communities.”

**Form and Nature of Notice to Community Residents**

A key element of a purchase opportunity law is informing residents when the community is sold. Yet the circumstances in which notice is given and the length of the notice period required by these laws vary widely.

**To whom must the notice be sent?** About half of the states that have resident purchase opportunity laws require landowners to send notice to each resident or unit in the community. In Connecticut, for example, the landowner must send notice to each unit and the resident association if it exists. If the community lacks an association, one may be formed after issuance of the notice to pursue the purchase of the community. In New Jersey, if an association does not exist, the landowner must notify each resident. New Hampshire, Vermont, and Washington State also require notice to each resident. Delaware's law requires notice to the resident association, but if there is no resident association the community owner must give a state agency the names and addresses of all the homeowners, and the state agency must send individual notices.

Some state laws require notice only to a resident association. If a resident association does not exist, the residents are generally not entitled to notice, and the community can be sold without warning. Delaware provides a hybrid approach: it requires notice to a homeowners association if one has registered with a state agency. Otherwise, the community owner must send the notice to the state agency, along with a list of the names and mailing addresses of the residents, and the agency must then notify the residents.
Some of the laws that provide for notice only to a resident association also require resident associations to have been formed in accordance with applicable law, which may require incorporation, or they require a certain level of membership, such as 51% of the owners of manufactured housing in the community. To form an association in Florida and New Jersey, residents need the written consent of two-thirds of all homeowners in the community. In Rhode Island and Florida the association must be incorporated. Rhode Island also requires that the association’s articles of incorporation reserve the power of the organization to negotiate, acquire and operate the manufactured home community.

In some states, even the existence of a resident association is not sufficient. Some state laws require the resident association to send a notice to the landowner expressing the residents’ interest in purchasing the community, outlining its authority to do so and listing the names of the association’s officers. Generally, this notice must be sent annually. In Florida, the association is required to file a notice of its right to purchase the community with the local court. After this notice is recorded by the court, a copy must be provided to the landowner.

A law that requires notice to residents only if they have formed a resident association and complied with paperwork requirements means that many communities can be sold without notice to residents. Residents in some manufactured home communities, are unable to establish associations because of intimidation or manipulation by community owners. Although it is generally in residents' best interests to form a resident association if they purchase the community, and sometimes a requirement, they often need the freedom to organize the association and enlist residents as members while they are preparing their purchase offer.

In addition to notice to residents, several states require notice to one or more governmental agencies, typically the state housing finance agency. This is a highly effective and important part of the notice provisions. Once the state housing finance agency learns that a community may be sold, it may reach out to residents or make the information available to advocacy organizations that work with residents. The state agency or advocacy organization will work with residents to develop a plan to buy and preserve the community and provide other technical assistance to the residents that makes a purchase opportunity realistic. Notice to local governments is also helpful, as they are most affected by the loss of affordable housing and may have a unique ability to assist residents.

When is notice required? States also vary widely as to the circumstances in which notice is required. Effective purchase opportunity laws require notice whenever the community is being sold. A common requirement is notice whenever the landowner receives a bona fide offer from a third party or an offer that the owner intends to consider or accept. Typically the landowner must send notice within 10 days of receiving the offer and disclose the price and other material terms and conditions.

Other states, however, require notice to residents only when the landowner lists the community for sale. This requirement significantly reduces residents' opportunity to purchase the community, as many communities are sold without ever having been listed for sale. They are often sold in invitation-only gatherings among investors. Or the landowner may be approached by a developer or investor who makes an offer to buy the community. Listings are also sometimes posted on member-only or realtor-only websites subject to confidentiality agreements so that the residents, who would have standing to enforce the statute, cannot be told.

Other states have an even more restrictive variant, requiring notice to residents only when the community is being sold for a change in use. This variant means that residents will rarely be given the opportunity to purchase their communities, as it is very difficult to prove that the community was sold with the intent to change its use. Moreover, once a developer is prepared to buy the community and change its use, the price is usually too high for the residents to match. To foster resident ownership and avoid closures for redevelopment requires making purchase opportunities available before the community has development value.

Content of notice. State laws vary in their requirements about what the notice to the residents must contain. Examples of items notices might be required to include are:

- a mere statement that the landowner has listed the community for sale.
- the price, terms and conditions of the offer the landowner plans to accept or has accepted conditionally.
- a copy of the offer the landowner has received.
- a detailed list of information, such as a statement of the appraised value and the terms of any seller financing.

Obtaining information at the earliest possible stage is critical for residents hoping to put together a purchase offer on a tight deadline. The notice should include at least enough information so that the homeowners can determine whether it is realistic to make a purchase offer. Providing a brief notice with just the most essential information
as would customarily be furnished to buyers by a commercial realtor may be just as effective as a more detailed notice, if the landowner has a duty to provide information promptly to the residents once they begin preparing an offer. It would also be appropriate to require further disclosures during the due diligence period as are customary for commercial land transactions.

**Recommendations.** To create the broadest purchase opportunity for residents, notice should be required whenever the community is about to be sold, whether for a change in use or for continuation as a manufactured home community, and regardless of whether it is listed with a real estate agent or otherwise. A strong policy requires notice to all the residents even if they have not formed a resident association or notified the landowner. State agencies and local government, should also be entitled to notice to ensure all residents are informed. An effective notice should include at least the information commercial realtors customarily give to buyers so that the residents can determine whether it is realistic to begin the process of putting together a purchase offer. A strong law should also require customary disclosures during the due diligence period.

**The Advance Notice Period**

State laws vary considerably in the length of the advance notice period – the period that the landowner must wait after giving notice to the residents before entering into a final agreement with a third party to sell the community. Advance notice periods that states have adopted include 10 days, 30 days, 45 days, 60 days and 120 days. The most common period is 45 days. Before that time elapses, the residents must be prepared to purchase the park by either offering or actually executing a purchase and sale agreement with the landowner. Vermont, however, simply requires that the residents express their interest in purchasing the community within the advance notice period (45 days).

A 30-day advance notice period is unlikely to benefit residents except in unusual circumstances. Thirty days is an insufficient time for residents to put together a purchase offer. In most areas of the country, a 60-day period should be sufficient, but what advance notice period is realistic will depend in large measure on the state. Important factors include:

- How complicated are the state’s laws regarding formation of a cooperative? Residents will be able to commit to a purchase and a closing date more quickly if the state has a law that readily allows them to form a limited equity cooperative. Additional time will be necessary if the state requires cooperatives to comply with securities laws (“Blue Sky” laws or real estate sales laws).
- Is technical expertise available to help the residents form a cooperative and prepare a purchase offer?
- Are resources available to help the residents finance the purchase of the community?

Many state laws give the residents an additional period of time after making the purchase offer to obtain and finalize the financing for the purchase of the community. The time period ranges from “a reasonable period” to 90 or 135 days to arrange financing and consummate the transaction. A “reasonable” time to obtain financing is a standard term in commercial real estate transactions.

**Recommendations.** The complexity of the state’s laws regarding cooperatives and the availability of technical and financial resources should be taken into account in setting the advance notice period. For the law to be effective in promoting resident ownership, the advance notice period should be at least 60 days. In many states, a longer period will be necessary. In order to be effective, the subsequent period to close the transaction should be 45 to 90 days, depending on the availability or novelty of ready financing for this type of transaction in the state. Allowing such a time period for closing is a routine term in commercial transactions.

**Residents’ rights upon receiving notice**

In Connecticut, Florida, Massachusetts, Minnesota, New Jersey and Rhode Island, residents have a right of first refusal upon receiving notice of an impending sale of the community, at least in some circumstances. A right of first refusal means that, if the residents can match the existing offer, they have the right to purchase the community. These statutes typically require the residents to meet the price, terms and conditions of the offer. However, some states, such as Connecticut, only require residents to meet the essential provisions of any existing bona fide offer to purchase the community.

A second type of law requires the community owner to consider any offer made by the residents and negotiate in good faith with them. New Hampshire is an example of such a state, and its law has been highly effective. A 2008 Delaware law gives residents a “right of first offer,” a relatively untried approach that is somewhat similar. (All of these states’ laws are summarized in Appendix B).

A third type of law requires notice only, without imposing any other obligation on the community owner. While a few laws take this approach, they have proven ineffective because of other flaws, so this option has not been given a real trial.
Pennsylvania has yet another variation. It requires the owner of a manufactured home community to consider any offer to purchase the community that is made by the residents and that meets certain requirements, and to negotiate in good faith with them. It does not, however, require notice to the residents prior to the sale of the community, so would come into play only if the residents decided for other reasons to make an offer.

A law creating a right of first refusal provides the strongest protection to homeowners and gives them the most realistic opportunity to purchase the community. Granting the residents a right of first refusal codifies the state’s commitment to homeownership opportunities. It is an important step toward overcoming any preconception on the part of landowners that residents are incapable of owning and running their own communities.

That the residents, whose homes are located on the land and whose investments in those homes depend on being able to remain in the community, should have the first opportunity to buy the land is not a startling idea. Giving the residents the opportunity to buy the land on which their homes sit, and on which the value of their homes depends, is simply a matter of good faith and fair dealing – duties that are implied terms of all contracts. Giving the homeowners whose property rights are in jeopardy a purchase opportunity is a land use regulation that represents an equitable balancing of two property rights: the rights of the homeowners and the rights of the landowner. Indeed, giving the residents a right of first refusal benefits the landowner by making it likely that there will be two bidders instead of just one for the community.

Landowners sometimes oppose right of first refusal laws, and in states with strong property rights environments such an approach may be vulnerable. In Washington, for example, the state Supreme Court struck down a right of first refusal law because the right of first refusal was considered to constitute a “taking,” restricting landowners’ right to dispose of their property as they see fit. Although that decision rested on state constitutional grounds that may not be applicable in other states, it is still important to consider alternatives. (Washington has now adopted a law that requires notice prior to the sale but does not require a right of first refusal).

A law that requires notice to residents, plus places some duties upon landowners, is an attractive alternative in states that will not adopt right of first refusal laws. The notice-and-good-faith-negotiation approach has been effective in Vermont and New Hampshire, where residents or nonprofit organizations have successfully bought many communities. Although in these states the community owner remains free to choose between the residents’ offer and the competing offer, the good faith negotiation requirement means that the landowner must allow the residents to develop an offer, must give it reasonable consideration, and must inform the residents if the outside bidder submits an increased offer. Furthermore, the landowner cannot deny residents the same access to the community and to information – such as operating expenses and rent rolls – that the landowner would give to a commercial buyer.

A notice-only law with neither a right of first refusal nor a duty of good faith negotiation is a relatively weak approach. Such a law might conceivably be at least somewhat effective if it provided a realistic notice period such as 60 days.

**Recommendations.** A right of first refusal law is the strongest means of giving residents the opportunity to purchase their communities. If a right of first refusal law is adopted, it should be drafted to minimize the possibility of a constitutional challenge. In particular, it should include legislative findings, a severability clause and free-standing notice and good-faith negotiation provisions that could operate independently if the right of first refusal portion were struck down. Advocates should analyze their state’s constitutional restrictions before deciding whether to press for a right of first refusal law. A law providing notice and a duty of good faith negotiation is a reasonable alternative to a right of first refusal law.

**Exceptions for Specific Types of Transactions**

Most resident purchase opportunity laws include exceptions for specific types of sales. Usually most of these exceptions are for transfers within the landowner’s family or within a corporation or partnership. These exceptions...
recognize landowners’ desires to continue a family business. Other common exceptions are for foreclosure auction sales and purchases by eminent domain. In addition, many state statutes exempt the resale of the community by a lender who purchases the property at a foreclosure auction.

Some states make an exception for exchanges of land for other real property (a device allowed by a section of the Internal Revenue Code, 26 U.S.C. § 1031, to minimize federal tax obligations). This exception is written unnecessarily broadly in some of the statutes. The only time that such an exchange should be exempted from a resident purchase opportunity law is when the community owner has already purchased the replacement property through a qualified exchange intermediary and is then caught in the statutory period for selling the community. Making an exception for all sales in which the seller intends to buy another investment or the buyer is in an exchange is unnecessary. The seller will be free to buy something else without jeopardizing the statutory time period because it does not start until the closing on the sale to the homeowners. The model law in Appendix A includes appropriately narrow language as an option for states that want to include this exception.

Some states create an exception for transfers when the buyer does not intend to close the community. Such an exception dramatically undermines the effectiveness of a resident purchase opportunity law. It deprives homeowners of most of the opportunities they might have to purchase their communities, instead confining their purchase opportunity to the very point when the land has become unaffordable because of its development value.

**Recommendations.** It is reasonable for states to exempt transfers within the landowner’s family, transfers within a corporation or partnership (as long as it is not done to avoid the application of the statute, such as by a sale of all interests in an entity or partnership as an alternate transfer method), foreclosure sales, and purchases by eminent domain. States may also wish to exempt certain exchanges of land for other real property which the seller has already acquired through a qualified 1031 exchange intermediary. Most of these exceptions – particularly the ones for transfers within a family, partnership, or corporation – do not in fact result in a significant change in ownership of the community (although they need to be drafted carefully so that they do not inadvertently open up ways to manipulate a transaction to avoid the application of the statute).

**Tax Incentives to Encourage the Sale of the Community to Homeowners**

The sale of a community to owners of manufactured housing benefits the residents living there and the larger community as well. When a family not only owns the home in which they live but also controls the land where that home is placed, the family gains stability and so does the community surrounding the manufactured home community. Such a purchase also ensures the preservation of affordable housing. Recognizing the importance and benefit of such transfers, some states provide tax incentives to increase the likelihood that residents will be able to purchase their community.

One form of tax incentive reduces or eliminates the landowner’s tax liability for capital gains upon the sale of a community to the residents. Others reduce or forgive a real estate transfer tax. These incentives act as an inducement to the landowner to sell to the residents to reduce taxes and may also make it easier for the residents to make a competitive offer.

Of course, a tax incentive means a loss of revenue to the taxing authority when a community is sold. However, this loss must be balanced against the substantial burdens that government shoulders due to the displacement of residents and loss of affordable housing when a community is not preserved. The lost tax revenue is likely outweighed simply by the many benefits to the community at large when a manufactured home community becomes a self-governing cooperative, such as greater civic engagement, reduced police calls, reduced burden on social services, and infrastructure improvements that benefit the environment. In addition, the tax base may increase if the increased stability of the manufactured home community means that the homes themselves increase in value rather than depreciating. In jurisdictions with state-funded relocation assistance, preservation of manufactured home communities also results in direct savings to this fund.

Tax incentives work well with a right of first refusal. In states where a right of first refusal may not be politically feasible, tax incentives can greatly strengthen the effectiveness of a notice law.

**Recommendations.** Tax incentives may significantly increase the ability of residents to purchase the community where they live. Complete exclusion of any gain from a sale to residents would provide the strongest incentive. Although it is unlikely that such an exclusion would have any appreciable impact on a state budget given the low number of conversions currently occurring, there are other alternatives for states with particular budget concerns. The exclusion could be limited to a percentage of the taxable gain from the sale, the absolute amount that could be excluded statewide in any year could be capped, or the state could assure itself of the cost of the incentives through the use of limited tax credits. Reducing or forgiving a real estate transfer tax is another option in many states.
Penalty for noncompliance with state laws Protecting owners of manufactured housing

Any policy that encourages the sale of the community to residents must be enforceable to provide a real opportunity for homeowners to purchase their communities. Unfortunately only a handful of states provide meaningful protections for homeowners who were denied notice or opportunity to purchase their community. The most common provision allows the residents or association to bring an action against the landowner for injunctive relief, damages and attorney fees. In a minority of states, a local official (often the attorney general) has enforcement authority. Vermont has the stiffest penalty. The community owner must disgorge profits – $10,000 or 50% of the gain realized from the sale of the community, whichever is greater. In addition the community owner may be subject to actual and punitive damages.

Although homeowners in most of these states can get damages, the sale of the community is still valid. No state statute explicitly voids the transaction if the law is violated. In fact, the law often specifically states that the sale of a community in violation of the law is still valid.

State Precedents for Policy adoption


How Secure is the Land in Your Manufactured Housing Community?

The following table lays out the relative strengths and weaknesses of each of these states’ resident purchase laws based on their treatment of the key policy elements identified earlier. (Although zoning issues figure into resident purchase opportunities, this table does not consider zoning policy because it is often addressed separately from resident purchase opportunities.)

Making the Case for Policies Promoting Resident
Advocates have used some of the following arguments to help build strong and diverse coalitions to support resident ownership. These arguments can be tailored for a variety of audiences.

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**KEY**

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<td>No notice required, or only if homeowners take certain steps, such as forming an HOA and/or notifying landowner of interest in purchasing the community.</td>
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Manufactured Home Communities Are an Important Affordable Housing Resource

Approximately 43% (2.9 million) of existing occupied manufactured homes are located in manufactured home communities. Although the definition of a manufactured home community varies from state to state, at minimum it is a parcel of land that accommodates two or more manufactured homes. Most communities are located in suburban, rather than rural areas. Research data on the number of manufactured home communities existing on a state or national level are limited. Experts estimate that there are 50,000 to 60,000 communities nationwide. Anecdotal evidence suggests that, due to zoning restrictions and developmental pressures, few new manufactured home communities have been created since the early 1980s. Investors, who range from small family-run enterprises to corporations with multiple properties, own most of the communities.

The placement of manufactured homes in communities or parks continues to be a popular choice for consumers who are not able to acquire land, especially in high-cost areas. Zoning ordinances, especially near higher density areas, may require the placement of manufactured homes in manufactured home communities. In 2018, more than a third of new homes sold (about 20,400) were placed in communities, according to the Manufactured Homes Survey sponsored by the U.S. Department of Housing and Urban Development. On average, consumers who place their homes in communities tend to have lower incomes than those who place their homes on privately owned land. Due to their affordability, manufactured homes are a popular source of housing for older Americans, who make up a significant part of the population of manufactured home communities.

Homeowners in Land-Lease Communities Face Unique Challenges

Once sited, manufactured homes are rarely moved. Moving a home can be quite expensive, costing on average $5,000 to $10,000 and representing five to seven years’ worth of equity for many homeowners. Relocation is difficult, and the home may be damaged during the move. Most significantly, there is a shortage of rentable lots in many communities, and available lots may be restricted to newly manufactured units. These factors give landowners significant leverage over community residents. Such leverage may result in unnecessary requirements, such as requiring that residents purchase their homes or equipment from a dealer affiliated with the landowner. The landowner also may impose undue community rules, controls over utilities and services, or unscheduled rent increases. Residents who complain about such practices or attempt to organize other residents may be vulnerable to eviction. Homeowners forced to leave the community must move the home or abandon it, including any accrued equity.

Despite these unique challenges faced by homeowners, a number of states have few or no laws protecting homeowners in land-lease communities. Even in states with laws governing these communities, the level of protection with regard to leases, rent increases, evictions and park closures varies. For example, a state law may require that the homeowner receive a written lease, but that lease may be for a short term and offer little or no protection. Many laws are modeled on residential landlord–tenant laws and do not take into account important distinctions between owners of manufactured homes leasing space in a community and other, more typical, renters.

Homeowners May Not Find Out That Their Community is for Sale Until it is Too Late

Unless there is a state law requiring advance notice, community owners typically withhold information about the community’s closure until the very last minute. When they place their homes in a community, homeowners do not always receive accurate information about the likelihood of closure. Indeed, advocates tell of homeowners who receive statutorily required closure notices within weeks of moving into a community. Nor do homeowners have access to the trade associations, publications, private networks and listing services that landowners use to keep current on inter-investor offers and sales of manufactured home communities. Aside from the personal hardship many homeowners experience in the process of leaving the community and finding a new site for their homes, the lack of advance notice deprives homeowners of the opportunity to organize and attempt to purchase the community. In fact, community owners may even require potential buyers, real estate agents and brokers to agree not to inform the residents that a community is for sale.

Although some states require advance notice to homeowners when the owner intends to close the community and use the land for another purpose or sell the community to someone who will not maintain the land as a manufactured home community, the notice period is often very short. These laws give homeowners on average 180 days, and in some states just 60 days, notice of closure. During this time they will be in fierce competition with their former neighbors for new spaces as the massive eviction of manufactured homes exacerbates the shortage of lot spaces in any given area. Moreover, many of the homeowners, who are often living on low incomes, will have to raise thousands of dollars to move their homes. A few states offer relocation funds or tax credits to displaced homeowners. The amount of compensation, however, is usually capped and may not compensate the homeowner for the total cost of moving the home.
There are several effective models for preserving manufactured home communities

Initiatives to preserve manufactured home communities typically involve promoting third-party ownership or resident ownership of the land. States and municipalities have also enacted moratoriums on closure or zoning changes.

- **Third-party ownership** of the manufactured home community, whether through a nonprofit organization, a public housing authority, or a community land trust (CLT), is one strategy used to prevent closure. Nonprofits own the land and ensure that the community remains affordable; the lease arrangements with homeowners vary. CLTs typically give the homeowner a ground lease, which can vary in length according to state law (most last for 99 years) and is renewable and inheritable. Some CLTs buy the community with the intent of working with residents to purchase the park collectively. State or local housing authorities may also directly purchase communities.

- **Resident ownership** of the land is the primary strategy being employed to preserve manufactured home communities in some states. This model, which has been employed most successfully in Massachusetts, New Hampshire, Rhode Island, California, and Florida, encourages homeowners to purchase their community collectively. A resident-owned entity may be a “cooperative,” as specified by statute, or another form of shareholder- or membership-controlled entity that is operated on cooperative principles. When the cooperative purchases the land, it is a separate legal entity, and individual homeowners can buy memberships or shares in the corporation. The cooperative can borrow money in its own name. Members receive leases that represent the right to occupy the lot by virtue of the fact that they are members of the cooperative.

Collective ownership and control of the land eliminates the risk of community closure, as the community is removed from the speculative real estate market. The monthly lot fee or rent is stabilized, and homeowners gain control over the community’s infrastructure. Nonprofit cooperatives have also received federally backed community Development Block grants (CDBG) or U.S. Department of agriculture (USDA) rural Development money to make major repairs. In New Hampshire, 40% of the resident-owned communities, assisted by technical assistance providers, have undertaken major infrastructure improvement projects, some by successfully competing for CDBG and USDA funding and others by refinancing or using the capital improvement reserves they set aside for that purpose. In addition, homeowners may be able to apply for lower cost conventional real estate financing rather than chattel loans, which are common for homes placed on rented land. There are intangible benefits to community ownership as well, including more civic engagement and the sense of control over one’s community.

**Resident Purchase Opportunity Policies are a Proven, Successful Strategy**

Resident purchase opportunity policies are a proven strategy that has enabled thousands of residents to purchase their communities in states across the nation. A 2019 study by Freddie Mac found that there are 1,605 resident-owned manufactured home communities in the United States—2.4% of the country's manufactured home communities, comprising about 106,500 households. Resident-owned communities are found in 41 of the 50 states (all states except Alaska, Hawaii, Idaho, Iowa, Kansas, North Dakota, South Dakota, West Virginia, and Wyoming).

For example, since 1984, residents in New Hampshire have purchased 131 manufactured home communities, preserving over 8,100 homes. At present, over 25% of the communities in the state are resident-owned cooperatives, ranging in size from six units to 392 units, with resident leaders from all walks of life.

California and Florida have laws similar to New Hampshire’s, although with shorter time periods and more gaps. California has at least 100 resident-owned communities, and Florida has hundreds. Vermont, with a law giving residents 45 days to express interest in purchasing their community plus additional time to make an offer, has converted 64 of its 238 communities to either resident or non-profit ownership. Massachusetts and Rhode Island, both of which have 45-day notice periods, have substantial numbers of resident-owned communities: about 40 in Massachusetts and close to half the communities in Rhode Island.

Resident-owned communities are good investments for the business community as well. In New Hampshire, residents have obtained financing for the purchase of 131 communities, and not one has filed for bankruptcy or gone into foreclosure. Resident-owned communities provide such stability that lenders in New Hampshire have made conventional single-family mortgage loans available for residents who buy or improve manufactured homes in resident-owned communities.

**Resources Exist to Make Resident Ownership a Reality**

Homeowners, through the resident association, control the conversion process. To successfully convert a manufactured home community from private to resident ownership, they need extensive technical assistance and financing. Residents in New Hampshire and other states have benefitted from having experienced nonprofit agencies guide them in the conversion process by arranging financing and providing ongoing technical assistance and community management training.
ROC USA®, a national organization launched in May 2008, supports a network of trained (and ROC USA® Certified) nonprofit technical assistance providers to assist homeowners across the country. As of late 2019, ROC USA® had certified nine technical assistance providers to operate in 21 states.

ABOUT I’M HOME
I’M HOME, or Innovations in Manufactured Homes, is an initiative of Prosperity Now, a national nonprofit organization dedicated to expanding economic opportunities for all Americans. The I’M HOME network includes nonprofit and for-profit, national and local partners who together work toward ensuring that all homeowners, regardless of whether their home is manufactured or site-built, enjoy the same rights and privileges of homeownership, including asset-building opportunities. For more information about I’M HOME, please visit www.prosperitynow.org/get-involved/im-home.

ABOUT THE NATIONAL CONSUMER LAW CENTER
The National Consumer Law Center (NCLC) is the nation’s consumer law expert, helping consumers, their advocates and public policymakers use powerful and complex consumer laws on behalf of low-income and vulnerable Americans seeking economic justice. NCLC is the leading consumer legal advocate promoting legal protections for owners of manufactured homes. For more information about NCLC please visit www.consumerlaw.org.
Appendix A

Model Law and Alternatives

A. Model Law with the Right of First Refusal

The following model law is based on § 113 of the AARP Model Law in Manufactured Housing Community Residents: Shifting the Balance of Power (2004), available at www.aarp.org/home-garden/housing/info-2004-research-import-871-D18138.html. It has been reworked, however, to be a free-standing law rather than one part of a package. In addition, it has been augmented by specific model legislative findings, a severability clause, alternate language that imposes a duty of good faith negotiation without a right of first refusal, and requirements for public notice. A tax incentive provision is outlined in section B and a zoning provision in section C.

Owners of Manufactured Home Community Purchase Opportunity Act Legislative Findings

(a) The legislature finds that:

(1) Homeownership is an important right that deserves public protection, and it is the policy of this state to encourage affordable homeownership, including manufactured home community living.

(2) Current market conditions place owners of manufactured homes at a disadvantage compared to other potential investors in the purchase of manufactured home communities. Owners of manufactured homes do not receive accurate information about the likelihood of manufactured home community closure at the time they place their homes in manufactured home communities. Nor do they have access to the trade associations, publications, private networks and listing services by which manufactured home community owners keep abreast of inter-investor offers and sales of manufactured home communities, so they do not receive adequate notice or an opportunity to purchase the community. In addition, because of their fear of eviction, owners of manufactured homes lack bargaining power in comparison to manufactured home community owners and other potential purchasers.

(3) In many cases, owners of manufactured home communities have not only failed to inform the resident homeowners that the community is for sale, but have affirmatively prevented the homeowners from learning this information, by forbidding real estate agents and prospective buyers from revealing this information to homeowners. These practices create a dysfunctional market that excludes the potential buyers who have the most at stake and the greatest need for an opportunity to purchase the community.

(4) This law comports with the existing contractual obligation of good faith and fair dealing and balances the property rights of both the landowner and the homeowner.

(5) The ever-present potential of closure of manufactured home communities and their conversion to other uses makes manufactured home community living insecure for resident homeowners. Because of low vacancy rates in existing manufactured home communities and the high cost or even impossibility of moving homes, many owners of manufactured homes have to abandon their homes when a community closes, losing not only their shelter but also their built-up equity. Affording manufactured home community homeowners the opportunity to purchase their communities increases the stability and security of these communities.

(6) The closure of manufactured home communities harms the public by leading to crime-attracting abandoned homes, requiring the state to test for and remove asbestos, lead, and other toxins, potentially increasing demand for government-funded affordable housing and homeless shelter beds, and leading to increased usage of state landfills.
(7) Affording manufactured home community homeowners the opportunity to purchase their communities benefits the public by: a) preserving affordable housing; b) reducing the call on police resources, as manufactured home community homeowners who own the real estate as well as their homes are able to exercise self-governance and experience fewer societal conflicts; c) reducing a host of public health and safety problems, particularly for vulnerable low-income and elderly owners of manufactured homes, such as increased homelessness and abandonment of homes; d) avoiding increased cost to the state for replacement housing; e) avoiding damage to the local economy that occurs when members of the workforce are deprived of housing; and f) enabling homeowners to control and improve community infrastructures such as water and sewer systems that affect the public at large.

(8) Granting homeowners a right to notice and an opportunity to offer to purchase the manufactured home community has no effect on the landowner’s ability to receive full market value for the community, as it merely enables homeowners to meet any offer the landowner has received. There is no legitimate business justification in avoiding a sale to homeowners willing to offer full market value.

(9) Granting homeowners a right to notice and an opportunity to offer to purchase the manufactured home community is a necessary step in balancing their rights, needs, and property interests against the desire of the landowner to receive market value when selling the community.

Definitions

(b) As used in this section

(1) “Manufactured home” means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on a site, is three hundred twenty 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. Such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the U.S. Department of Housing and Urban Development and complies with the standards established under the Manufactured Home Construction and Safety Standards Act, 42 U.S.C. §§ 5401 et seq. For purposes of this Act, the term shall include structures that meet the preceding definition but were manufactured prior to June 15, 1976 and do not conform to the standards established by the U.S. Department of Housing and Urban Development under the Manufactured Home Construction and Safety Standards Act, 42 U.S.C. §§ 5401 et seq. Such term shall not include any self-propelled recreational vehicle.1

(2) “Manufactured home community” means a use of land in which two or more lots or spaces are offered for rent or lease for the placement of manufactured homes and in which the primary use of the community or the manufactured home section thereof is residential.

(3) “Community owner” means the owner of a manufactured home community.

(4) “Manufactured home owner” or “Homeowner” is a person who owns a manufactured home and has a tenancy in a manufactured home community under a rental agreement.

(5) “Homeowner Association” means any organization, including a corporation or cooperative, of homeowners of the manufactured home community that is controlled by and open to all homeowners.

Sale Notice

(c) No community owner shall make a final unconditional acceptance of any offer for the sale or transfer of a manufactured home community without first sending a letter, by registered or certified mail, to every homeowner and to the State Housing Finance Authority, and to the local government entity in whose jurisdiction the community is located, notifying them of the terms of the offer the community owner has conditionally accepted to intends to accept (the “Sale Notice”), and providing the
Homeowners the purchase opportunity required by subsections (d) through (g). The Sale Notice must include the following:

(1) The price, terms and conditions which the community owner has conditionally accepted or intends to accept for the sale or lease of the community, along with a copy of any pending purchase and sales agreement signed by the parties; and

(2) A statement of the deadline for a Homeowner Association to notify the community owner of its interest in purchasing the community and to submit a proposed purchase and sale agreement or lease agreement.

Owners of Manufactured Homes Purchase Opportunity

(d) The Homeowners, acting through a Homeowner Association or through an agent, shall have the right to purchase or lease the community, provided that the Homeowner Association meets the essential provisions of any pending purchase and sale agreement. The Association shall exercise its right by notifying the community owner of the Association’s interest in purchasing the community in writing and by submitting a proposed purchase and sale agreement or lease agreement with terms substantially equivalent to that of the bona fide offer (the “Purchase Notice”). The Association must deliver the Purchase Notice via certified or registered mail to the community owner within 90 days of receipt of the community owner’s Sale Notice. The Association shall have 60 days in addition to the 90 day period in which to obtain any necessary financing or guarantees and to close on the purchase or lease. If no Homeowner Association exists at the time the community owner gives its Sale Notice, the homeowners may form one for the purpose of considering whether to exercise the purchase opportunity.

An Alternative for Purchase Opportunity

An alternative form of purchase opportunity act simply requires the community owner to give advance notice to the residents and to consider any offer they make and negotiate in good faith with them. To enact this alternative, a state would replace (d) above with:

Owners of Manufactured Home’s Purchase Opportunity

(d) If a Homeowner Association, after receiving the Sale Notice, wishes to purchase the community, it shall submit a proposed purchase and sale agreement or lease agreement in writing via certified or registered mail to the community owner within 90 days of receipt of the community owner’s Sale Notice. If the community owner accepts the Association’s proposal, the Association shall have 60 days in addition to the 90 day period in which to obtain any necessary financing or guarantees and to close on the purchase or lease. If no Homeowner Association exists at the time the community owner gives its Sale Notice, the homeowners may form one for the purpose of considering whether to exercise the purchase opportunity.

Information to Association

(e) i. After the community owner gives the Sale Notice, the community owner must make the same information available to the Homeowner Association that it has or would have provided to a prospective purchaser, in a timely manner. The community owner shall also provide any additional information that a prospective lender requires.

ii. Any Confidentiality Agreement or other agreement which would limit Homeowners’ ability to acquire the same information about the listing or offer of their community for sale or limit information regarding the community which would otherwise be available to non-resident investors, is hereby declared void as against public policy.

Good Faith

(f) The community owner shall consider any purchase offer made by the Homeowner Association and shall negotiate with the Homeowner Association in good faith.
Completion Deadline

(g) Any unreasonable delay by the community owner in supplying information requested by the Homeowner Association under subsection (e), or any delay resulting from litigation involving the sale and/or litigation affecting the marketability of the title of the manufactured home community, shall be added to the days available to the Homeowner Association.

Repeat Effective Periods

(h) The requirements set forth in subsections (c) through (j) shall apply separately to each substantially different agreement to offer for sale or to purchase or lease the community.

Exclusions

(i) This section does not apply to a government taking by eminent domain; a forced sale pursuant to foreclosure (except that the community owner must notify homeowners of any impending or actual foreclosure action); a transfer by gift, devise or operation of law; a transfer by a corporation to an affiliate; a transfer by a partnership to one or more of its partners (except that a corporate or partnership transfer made for the purpose of skirting the application of this statute or as an alternate transfer method shall not be exempt hereunder); or a sale or transfer to a person who would be an heir, or to a trust, the beneficiaries of which would be heirs, of the community owner if the community owner were to die intestate.

Recording in the Registry of Deeds

(j) Recording in the Registry of Deeds

(1) A community owner may, as shall be appropriate under the circumstances, record in the registry of deeds of the county in which the community is located an affidavit certifying that:

(i) The community owner has complied with the requirements of this section (including a copy of the notice sent to the homeowners of the community); or

(ii) The sale or transfer of the manufactured home community is exempt from this section pursuant to subsection (f).

(2) An affidavit filed in accord with subsection (j)(1) shall be presumptive evidence of compliance for purposes of good title in the hands of a bona fide purchaser.

(3) A Homeowner Association that makes an offer to purchase the community pursuant to subsection (d) may record notice of the offer having been made in the registry of deeds.

Penalty

(k) A community owner who sells leases or transfers a community and fails to comply with the terms of this section shall be liable to the homeowners in the amount of $50,000.00 or 50 percent of the gain realized by the community owner from the sale, whichever is greater. In addition, failure to comply with this section is an unfair and deceptive act or practice as defined by [the state’s unfair and deceptive acts and practices] law. Owners of manufactured homes or a Homeowner Association may also bring an action for injunctive relief, actual damages, and attorney fees and costs.

State Agency Assistance

(l) Upon the request of the Homeowner Association, the [relevant state agency] shall, either directly or through contracted services, assist the Association in acquiring financing for the purchase of the community and provide technical assistance.

Severability and Interpretation

(m) (1) This law shall be liberally interpreted to achieve its purpose of expanding the opportunities for owners of manufactured homes to purchase their communities and to impose a statutory and contractual obligation of good faith and fair dealing upon community owners.
If any provision of this act or its application to any person or circumstance is held invalid, the remainder of the act or the application of the provision to other persons or circumstances is not affected.

**B. Tax Incentive Provision**

The following tax provision can be coupled with the model law or the alternative outlined in sections A above to provide landowners with an incentive to sell the community to owners of manufactured homes.

**Exclusion of capital gain for qualified sale of manufactured home community**

Proceeds from the sale of a manufactured home community by a community owner to a Homeowner Association, homeowner cooperative, homeowner membership organization, or to any group composed entirely of homeowners, or to a nonprofit organization that represents such a group, shall be excluded from gross income of the community owner as defined in § ___.

**C. Zoning Provision**

The following zoning provision provides some protection against another means by which manufactured home communities are closed—rezoning by the existing community owner. It can be included as part of the model law or as a free-standing addition to the state’s zoning laws.

The community owner shall notify in writing each manufactured home owner and, if a Homeowner Association has been established, the directors of the Association, of any application for a change in zoning of the manufactured home community within 5 days after the filing for such zoning change with the zoning authority. In addition, owners of manufactured homes with homes sited in a manufactured home community are entitled to all rights under state and local zoning laws and regulations that are extended to owners of land that abuts the real estate parcel that makes up the community.

**ENDNOTES**

1 This definition parallels that in the federal Manufactured Housing Construction and Safety Standards Act, 42 U.S.C. § 5402(6). The third sentence of the definition was added to remove any doubt that owners of homes built prior to the adoption of the HUD Code have the same purchase opportunity rights as owners of newer homes. This full definition is unnecessary in states that already have a definition of “manufactured home,” although if such a definition is incorporated by reference the state should make sure that it includes both homes built to the HUD Code and homes that were built before that Code was adopted.

2 Some state laws also exclude transfers where the landowner is exchanging the land for another parcel of real estate. If such an exception is adopted, it should not be too broadly drafted. Appropriate language would be: “A bona fide exchange of a community for other real property under section 1031 of the Internal Revenue Code, as long as, at the time the community owner lists the property or receives an offer for the community, the community owner has already commenced the exchange by the purchase of a property through a qualified exchange agent.”

3 If state law does not specify the heirs of a person who dies intestate, this last phrase should be replaced with language that specifies certain relatives of the community owner, such as: “or a sale or transfer to the community owner’s father, mother, grandparent, child, grandchild, brother, sister, aunt, uncle, niece, nephew or cousin.”

4 This section is appropriate if the state has a capital gains tax applicable to such a sale. The vast majority of states that impose income taxes include capital gains from the sale of a community as part of the taxpayer’s gross taxable income. While some states provide preferential treatment to the sale of particular assets such as those held for a certain length of time or property located within the state, most community sales would still create a tax liability for the operator. The cross-reference found in the model should be to the state’s income and/or capital gains tax law. For states without an income tax, or where preferential treatment may already reduce the operator’s tax liability, a reduction or elimination of property transfer taxes for sales to residents may provide incentive. It may be preferable from a drafting standpoint to include the incentive in the state tax laws rather than the right of first refusal or notice law.

5 If the state zoning law already requires notice to abutters or abutting landowners, it may be helpful, instead of enacting this new provision, to add the following language to the existing zoning law: “For purposes of this statute, the owner of a manufactured home that is located on land owned by the landowner who is seeking the zoning change shall be treated as an abutter [or alternate term such “abutting landowner” used in the statute].”

6 This provision is based on Florida’s law, Fla. Stat. Ann. § 723.081. Other examples of laws that require residents to be given notice of proposed zoning changes are Idaho Code § 55-2007(3); S.C. Code § 27-47-620.
Appendix B

Summary of State Manufactured Home Notice and Right of First Refusal Laws

California
Cal. Civ. Code § 798.80

When is notice required? The owner of the community must provide written notice of his or her intention to sell the community.

When must the owner provide the notice? Notice must be provided not less than 30 days or more than one year prior to the owner entering into a written listing agreement with a licensed real estate broker to sell the community; or offering to sell the community to any party. The offer to sell a community must be initiated by the community owner or his agent.

To Whom? The owner must provide written notice of his or her intention to sell the community to the president, secretary and treasurer of any resident organization.

Will notice be provided automatically? No, the resident association must first provide the community owner or manager with written notice of: (1) the name and address (including changes of names or addresses) of the president, secretary and treasurer of the organization; and (2) residents’ interest in purchasing the community. The initial notice of residents’ interest in purchasing the community must be made prior to the community owner listing or offering the community for sale, and residents must give notice once each year thereafter.

Do residents have a right of first refusal? No.

Any exceptions to the requirements? Yes, notice is not required for any sale or transfer: (1) by the community owner to relatives; (2) by gift, devise or operation of law; (3) by a corporation to an affiliate; (4) by a partnership to a partner; (5) any conveyance resulting from foreclosure of the mortgage or deed of trust; (6) between or among joint tenants or tenants in common; and (7) under eminent domain.

Is there a tax incentive? No.

Penalty: Sale of community in violation of the law is not invalid. Residents or the resident association can bring an action against the seller.

Connecticut
Conn. Gen. Stat. § 21-70

When is notice required? The owner of the community must provide written notice of his intention to discontinue the use of the land as a manufactured housing community or his intention to sell the land to a person who intends to discontinue such use.
**When must the owner provide the notice?** The notice should be mailed or delivered 120 days prior to discontinuance of use of the land as a manufactured home community.

**To Whom?** Notice must be provided to each unit in the community. If the owner of the unit does not reside in the community then notice should be sent to the owner’s address, provided the owner sent a written notice to the community owner with his or her address.

The notice must also be sent to the resident association if the association made written request for the notice. The resident association can be formed after notice was received to pursue the sale of the community. § 21-70(f)(3).

**Will notice be provided automatically?** Notice will be provided automatically to all residents, but notice will be sent to the resident association only if the association made written request for the notice.

**Do residents have a right of first refusal?** Yes. Within 120 days after the notice was mailed, any association representing at least 25% of the units in the community may notify owner that it is interested in purchasing community. A copy of this statement of intent to purchase the community may be filed with the land records. The association has 365 days after the notice of intent to sell the community was mailed to purchase the community through negotiation or other method (see below). Upon request, the Department of Economic & Community Development will assist with developing financing to purchase the community.

If negotiations fail and the association and the community owner cannot agree on the purchase price, then the association shall have the right to purchase the community if: (1) the association can match a bona fide offer by a third party which the community owner was prepared to accept; or if no such offer, (2) the association must match a purchase price established by an appraiser chosen by the community owner and the association. If the association and the community owner cannot agree on an appraiser then either party must notify the other in writing and each party chooses an appraiser, then the two appraisers choose a third appraiser, and the three appraisers will establish the value of the community.

**Any exceptions to the requirements?** If the majority of residents in a community with 200 or more units have been given written notice of an intent to discontinue the use of the land as a community before June 10, 1999, then any subsequent notice of discontinuance required by the law, and any notice given or action taken by the association under the law will be subject to the time limitations that were in effect prior to June 23, 1999.

**Is there a tax incentive?** No.

**Penalty:** None specified.

**Delaware**

Del. Code tit. 25, § 7026 to 7036

**When is notice required?** The owner of a manufactured home community must provide notice upon reaching a decision to sell, transfer, or convey all or part of a community.

**When must the owner provide the notice?** Notice must be provided when the community owner reaches a decision to sell, transfer, or convey all or part of a manufactured home community. The home owner association has 30 calendar days to respond to the notice by indicating that it intends to accept the offered price or by making a counteroffer. If the home owner association accepts the offered price, or the community owner accepts the counteroffer, the parties have an additional 30 days to formalize the contract, and the sale must close within 90 days. If the home owner association makes a counteroffer, the community owner cannot sell the community for less than that price for 12 months. The community owner may sell the community for a higher price, but must give the home owner association seven business days to match that price if it is within 4.5% to 6% (depending on the sale price) of the association’s counteroffer.

**To Whom?** The community owner must send notice to the Delaware Manufactured Home Relocation Authority, the Consumer Protection Unit of the state Attorney General’s office, and to the statewide manufactured home owners association. In addition, if the Authority has informed the community owner that a registered home owner association exists in the community, the community owner must send notice directly to the association. If the Authority has not informed the community owner of a registered home owner association, then the community owner’s notice to the Authority must include a list of the names and addresses of the members of the community.
addresses of all the home owners, and the Authority must, within five business days, send notice to all the home owners.

**Will notice be provided automatically?** Yes.

**Do residents have a right of first refusal?** The home owners have a right of first offer and a right to match certain competing offers, as described above. In addition, if the community owner has decided to sell, transfer, or convey all or part of the community, the law requires the community owner and the home owner association to negotiate in good faith for the sale, transfer, or conveyance of the community to the home owner association. There are also special provisions for auctions.

**Any exceptions to the requirements?** Yes, notice is not required for any sale or transfer: (1) by the community owner to certain specified relatives; (2) by gift, devise or operation of law; (3) to an affiliate; (4) by a partnership to a partner; (5) by a bank, mortgage company, or other mortgagee in connection with a foreclosure; (6) between joint tenants or tenants in common; (7) under eminent domain; (8) as part of an exchange for other real property under Section 1031 of the Internal Revenue Code; or (9) a change in use of the community by the existing community owner.

**Is there a tax incentive?** No.

**Penalty:** Either the community owner or the home owner association may seek equitable relief. The offending party is liable for actual damages. A willful violation is a per se violation of the state consumer fraud statute and the aggrieved party may be entitled to treble damages. In any action, the court may award reasonable attorney’s fees.

**Florida**
Fla. Stat. §§ 723.061, 723.071, 723.075, 723.076

**When is notice required?** Notice is required in three instances.

First, the owner of the community must provide notice to the officers of the homeowners’ association if he or she offers the community for sale. The notice must contain the price and the terms and conditions of the sale.

Second, the owner of the community must provide notice to the officers of the homeowners’ association if he or she receives a bona fide offer from a third party to purchase the community and the owner intends to consider the offer or make a counteroffer. This notice must contain the price and the material terms and conditions under which the owner would consider selling the community.

Third, if a community is closing because of change of use, residents cannot be evicted unless the community owner has given written notice to the homeowners’ association of its right to purchase the community at the price and under the terms and conditions set forth in the notice.

**When must the owner provide the notice?** If the community is offered for sale, notice must be given at least 45 days before the owner sells the community. If the community owner receives a bona fide offer from a third party to purchase the community that he or she intends to consider or make a counteroffer to, notice must be given before the community owner accepts the offer, but no delay period is required. If the community owner is closing the community because of change of use, the community owner must give the residents 45 days to sign and deliver a contract to purchase the community at the price and under the terms and conditions set forth in the notice.

**To Whom?** Notice must be provided to the officers of the homeowners’ association created pursuant to state law. See §§ 723.075, 723.076. To form an association, residents need the written consent of two-thirds of all home owners; the association must be incorporated.

**Will notice be provided automatically?**
No, notice is required only if the homeowners form an incorporated homeowners’ association, and notify the community owner by personal delivery or certified mail, return receipt requested, of its existence and the names and addresses of its officers. The association must also notify the community owner by certified mail, return receipt requested, of any change of the names and addresses of the association’s president or registered agent, and must file a notice with the local clerk of the circuit court of its right to
purchase the community, and send a copy of this notice to the community owner by certified mail, return receipt requested.

**Do residents have a right of first refusal?** Yes, but only if the community owner offers the community for sale. In that case, the residents, through the homeowners’ association, have the right to purchase the community provided that they meet the price and the terms and conditions of the sale. They must enter into a contract with the community owner within 45 days of the mailing of the notice. If a contract is not signed within 45 days, the community owner has no further obligations unless he offers to sell the community for a lower price than the price specified in the notice.

If the community owner offers to sell the community for a lower price than the price specified in the notice, the association will have an additional 10 days to meet the price and the terms and conditions of the sale by signing a contract.

If the community owner receives a bona fide offer from a third party to purchase the community, the owner is obligated to notify the homeowners’ association and consider any offer from the association. The community owner is not required to sell the community to residents or to interrupt or delay negotiations with third parties, and they may enter into a contract with third parties at any time to sell the community.

**Any exceptions to the requirements?** Yes, the law does not apply to any sale or transfer: (1) to the community owner’s heirs; (2) by gift, devise or operation of law; (3) by a corporation to an affiliate; (4) by a partnership to a partner; (5) any conveyance of an interest in the community incidental to the financing of the community; (6) any conveyance resulting from foreclosure of the mortgage or deed of trust or a deed in lieu of foreclosure; (7) between or among joint tenants or tenants in common; (8) any exchange of a community for other real property; and (9) under eminent domain.

**Is there a tax incentive?** No.

**Penalty:** None specified.

**Idaho**

Idaho Code § 55-2013A

When is notice required? Notice is required if the owner of the community enters into a listing agreement with a licensed real estate broker to effect the sale of all or part of the community.

When must the owner provide the notice? Notice must be given within fifteen days of entering into a listing agreement.

To Whom? The owner must provide written notice of his or her intention to sell the community to three officers of the resident association designated in writing by the association.

Will notice be provided automatically? No, the residents must first form an association for the purpose of purchasing the community and must give the community owner notice of their interest in purchasing the community and the names and addresses of three designated officers.

Do residents have a right of first refusal? No.

Any exceptions to the requirements? Yes, notice is not required for: (1) a government taking by eminent domain; (2) a forced sale by foreclosure or a deed given in lieu of foreclosure; (3) a transfer by gift, devise or operation of law; (4) a transfer by a corporation to an affiliate; (5) a conveyance incidental to financing the community; (6) an exchange of the community for other real property; (7) a transfer of by a partnership to one or more of its partners; or (8) a sale or transfer to a person who would be an heir, or to a trust the beneficiaries of which would be heirs, if the community owner died intestate.

Is there a tax incentive? No.

Penalty: None stated.

**Maine**

When is notice required? The community owner must provide written notice to each tenant of the community if he or she receives an offer to purchase the community that he or she intends to accept. The notice must indicate that the owner has received an offer to purchase the community and that the owner intends to accept the offer.

When must the owner provide the notice? Tenants are entitled to 45 days notice. During the 45 day period, the owner may not sign a contract to sell the community.

To Whom? The owner must provide written notice, by regular mail, to each tenant.

Will notice be provided automatically? Yes.

Do residents have a right of first refusal? No.

Any exceptions to the requirements? Yes, the owner may sell the community without notifying the tenants if the purchase and sale agreement governing the sale requires the deed to contain a covenant prohibiting the purchaser from changing the use of the community for 2 years after transfer. That covenant must be enforceable by the tenants.

Is there a tax incentive? No.

Penalty: Home owners or an association may bring an action for injunctive relief, damages and attorneys’ fees for violation of the statute.

Massachusetts

When is notice required? Notice is required in three instances.

First, notice is required if the owner intends to sell or lease all or a part of the land on which the community is located for any purpose.

Second, notice is required if the owner of the community receives a bona fide offer to purchase or lease the community that the owner intends to accept, if the sale of the community would result in a change of use or discontinuance of the community. Third, notice is required if the owner of the community receives other offers to purchase or lease the community, other than leases of single lots to individual residents. However, this notice will only be provided if residents request it in writing. See below.

When must the owner provide the notice? The first notice, of the intention to sell the land, must be mailed within 14 days after any advertising, listing or public notice is made that the community is for sale or lease, but no less than 45 days before the sale or lease occurs.

The second notice, of the receipt of a bona fide offer that would result in a change of use or discontinuance of the community, is required when the owner receives an offer he or she intends to accept. The time period is not specified in the statute, but residents have 45 days after receipt of the notice to submit a proposed purchase and sale or lease agreement to the owner. The notice must include the price and the terms and conditions of the offer.

The third notice, of other offers to purchase or lease the community, must be given before any sale or lease of the land. The time period is not specified in the statute, but residents have 45 days after receipt of the notice to submit a proposed purchase and sale or lease agreement to the owner. The notice must include the price and the terms and conditions of the offer. Other limitations apply. See summary below.

To Whom? The first notice, of the intention to sell the land, must be mailed, by certified mail, to each resident, with copies to the attorney general, director of housing & community development, and the local board of health.

The second notice, of the receipt of a bona fide offer that would result in a change of use and which the owner intends to accept, must be mailed, by certified mail, to each resident, with copies to the attorney general, director of housing & community development, and the local board of health.

The third notice, of other offers to purchase or lease the community, must be sent to each resident only if more than 50% of tenants residing in the community or an incorporated home owners’ association or group
of tenants representing more than 50% of tenants living in the community notifies the owner or operator in writing of their desire to receive information regarding the proposed sale or lease. They can provide this notice after receiving the notice of intention to sell the community.

**Will notice be provided automatically?** Yes as to the first and second notices. The third notice will be sent only if a resident association or more than 50% of the residents notify the owner or operator in writing.

**Do residents have a right of first refusal?** Yes, in limited circumstances. A group or association representing at least 51% of the homeowners shall have the right to purchase if the owner received a third party bona fide offer to sell or lease. The group or association must: (1) submit evidence that at least 51% of home owners have approved the purchase; (2) submit a proposed purchase & sale agreement on substantially equivalent terms within 45 days of receiving (the second or third) notice; (3) obtain financing within an additional 90 days after signing the purchase & sale agreement or lease; and (4) close on the purchase & sale agreement within 90 days after the period to obtain financing expires. Failure of residents to meet the timeline will terminate the right to purchase or lease the community. The time period may be extended by agreement.

The owner must negotiate in good faith. The owner cannot unreasonably refuse or delay the process where residents have made a bona fide offer to meet the price and substantially equivalent terms and conditions of the offer.

Residents can assign their right to purchase the community to a city, town, housing authority, or state agency for purpose of continuing the use of the land as a community.

The right of first refusal does not apply if the owner receives an offer as a result of listing the community for sale.

**Any exceptions to the requirements?** The right of first refusal does not apply to the sale or transfer of the land: (1) to heirs; (2) by gift, devise or operation of law; (3) foreclosure; and (4) under eminent domain.

**Other requirements?** If the community is not sold to residents then seller or lessor must file an affidavit of compliance with the attorney general, the director of housing & community development, the local board of health, and the registry of deeds, within 7 days of the sale or lease. Any lease for 5 years or less must require that the lessee cannot discontinue or change the use of the community during the term of the lease.

**Is there a tax incentive?** No.

**Penalty:** Under regulations adopted by the Attorney General, it is an unfair and deceptive act, in violation of the state consumer protection statute, M.G.L. c. 93A, for an owner or operator to not comply with laws governing manufactured housing communities.

**Minnesota**

Minn. Stat. § 327C.095, § 327C.096

**When is notice required?** In two situations:

First, if a prospective purchaser intends to close the community or convert it to another use within one year of purchase, the community owner must give written notice of the purchaser’s intent to close the community and must offer the community to the residents for purchase. (§ 327C.095, subd. 6)

Second, notice is required if an owner offers the community for sale through newspaper advertisement or by listing with a realtor. (§ 327C.096)

**When must the owner provide the notice?** The community owner’s notice of the prospective purchaser’s intent to close the community or convert it to another use must be provided 45 days before any agreement to purchase the community is signed.

A new owner who decides to close the community or convert it to another use within one year of purchase must give notice that allows the residents 45 days to execute an agreement to purchase the community.

If an owner offers the community for sale, notice must be provided concurrently with the newspaper advertisement or listing with a realtor. Notice of sale may be provided once per year. The statute does not require any delay period after the notice.
To Whom? The community owner must provide a resident of each home with notice of the purchaser’s intent to close the community or convert it to another use. The notice must state that upon request, the community owner will provide residents with the cash price and the terms and conditions of the purchaser’s offer.

If a new owner decides to close the community or convert it to another use within one year after the purchase, he must give written notice of his intent to close the community to a resident of each home.

If an owner offers the community for sale, notice must be provided to a resident of each home.

Will notice be provided automatically? Yes.

Do residents have a right of first refusal? Yes, but only where the purchaser intends to or decides to close the community or convert it to another use within one year of purchase.

Intent to Convert Use of Community at Time of Purchase (§ 327C.95, subd. 6)

Once the community owner sends notice of the purchaser’s intent to close the community or convert it to another use, the residents have 45 days to meet the cash price and the terms and conditions of the offer and sign a contract with the owner to purchase the community. The owner must accept the offer if the residents meet the cash price and the same terms and conditions of the offer. During the 45 day notice period, a representative acting on behalf of the residents (i.e. one who has obtained authorization from at least one resident of at least 51% of the occupied homes in the community) has the right to make an offer to meet the cash price and agree to the material terms and conditions set forth in the purchaser’s offer and to execute an agreement to purchase the park. The park owner must in good faith negotiate a purchase agreement with the residents but is not obligated to provide owner financing. There are special provisions regarding the treatment of earnest money.

Owner’s Advertisement or Listing of Community for Sale (§ 327C.096)

While the community owner is required to notify the residents that the community has been advertised in a newspaper or listed for sale with a real estate broker, the law does not require the owner to sell the community to the residents even if they match the price, terms, and conditions. Nor does it require any delay period to enable the residents to put together an offer.

Any exceptions to the requirements? Yes, the right of first refusal does not apply to a conveyance of an interest in the community (1) incidental to financing; (2) by foreclosure; or (3) under eminent domain.

If an owner offers the community for sale, the notice of sale does not apply to: (1) the community owners’ heirs; (2) by a corporation to an affiliate; (3) by a partnership to a partner; (4) under eminent domain.

Is there a tax incentive? No.

Penalty: The attorney general may bring an action.

Montana
Mont. 2009 Session Laws, Ch. 389 (H.B. 636); Mont. Code § 15-30-111

Is there a tax incentive? Yes. 50% or 100% (depending on the size of the park) of the gain recognized from the sale or exchange of a mobile home park is excluded from adjusted gross income or gross income for state tax purposes if the sale is to a tenants’ association, a mobile home park residents’ association, a nonprofit § 501(c)(3) organization that purchases a mobile home park on behalf of such an association, or a county or municipal housing authority.

Nevada

When is notice required? The community owner must provide written notice if he or she lists all or a part of the community for sale with a licensed real estate broker.

When must the owner provide the notice? The notice of the listing of the community for sale must be provided not less than 10 days nor more than 30 days before the community is listed for sale.
To Whom? The owner must provide written notice of the listing to any association of tenants that requested the notice.

Will notice be provided automatically? No. The association must: (1) send the landlord a written request for the notice; (2) provide the landlord with a written list of the names and addresses of three members of the association; and (3) give written notice to the landlord of the tenants’ interest in buying the community and renew that notice at least once a year after the initial notice.

Do residents have a right of first refusal? No.

Any exceptions to the requirements? Yes, notice is not required if the listing is not initiated by the owner (or his agent). The law does not apply to corporate cooperative communities.

Is there a tax incentive? No.

Penalty: None specified.

New Hampshire

When is notice required? The community owner must provide written notice to each tenant and the New Hampshire housing finance authority before making a final unconditional acceptance of an offer to sell or transfer the community.

When must the owner provide the notice? The community owner must provide the notice 60 days before accepting the offer.

To Whom? The written notice must be provided to each tenant and the New Hampshire housing finance authority. The notice to the tenants must state that the owner intends to sell the community, and the price, terms and conditions of the offer, that he or she intends to accept; or the terms and conditions on which the owner intends to sell the community. The notice must include a copy of the offer setting forth a description of the property to be purchased, and the price, terms and conditions of the offer.

The notice to the New Hampshire housing finance authority must state that the owner intends to sell the community.

Will notice be provided automatically? Yes.

Do residents have a right of first refusal? No.

The community owner must consider any offer received from the tenants or the tenants association and negotiate in good faith during the 60 day notice period. The tenants must put their offer in writing (purchase & sale agreement) during the 60 days. The tenants will have a reasonable time beyond the 60 days to obtain financing during for the purchase.

Any exceptions to the requirements? Yes, notice is not required for any sale or transfer: (1) by the community owner to relatives; (2) by a partnership to a partner; (3) by a bank, mortgage company, or other mortgagee at a foreclosure sale, or after having acquired the property at a foreclosure sale; (4) conveyance of an interest incidental to the financing of the community; (5) between joint tenants or tenants in common; and (6) under eminent domain.

Penalty: An owner that sells or transfers the community and willfully fails to comply with the law will be liable to tenants in the amount of $10,000 or 10% of the total sales price. The total damages to all tenants (in the aggregate) may not exceed $10,000 for 10% of the total sales price, whichever is greater. The sale or transfer will be valid, and tenants cannot bring an action to have it set aside.

New Jersey

When is notice required? Notice is required in two circumstances.

First, notice is required when the community owner puts the community up for sale.

Second, notice is required when the community owner receives a bona fide offer to purchase the community if he intends to consider it or make a counter-offer to it.
Note: the requirements of notice and the right of first refusal do not apply to a sale or transfer which is not made in contemplation of changing the use of the property.

**When must the owner provide notice?** If the community owner offers the community for sale, written notice must be sent to the board of directors of the homeowners’ association with the price and the terms and conditions of sale. After receiving the notice, the residents have 45 days to exercise their right of first refusal. If no homeowners’ association exists, then notice must be sent to individual homeowners 15 days before putting the community on the market, and they have 60 days to exercise the right of first refusal. See § 46:8C-15 (b)

A community owner who receives a bona fide offer must give written notice to the board of directors or trustees of the homeowners’ association or individual residents if no association exits within 10 business days.

**To Whom?** Notice that the community is being offered for sale must be sent to the board of directors of any homeowners’ association created pursuant to the law. If there is no homeowners’ association at the time a community is put up for sale, the community owner must notify residents individually.

A community owner who receives a bona fide offer must give written notice to board of directors or trustees of homeowners’ association or individual residents if no association exits.

**Will notice be provided automatically?** Yes.

**Do residents have a right of first refusal?** Yes, the owner’s responsibilities differ according to the circumstances.

**Community Owner Responsibility When Put Community on Market (§ 46:8C-11)**

The homeowners, through the association have a right to purchase the community, if: (1) 2/3 of unit owners approve the purchase; (2) meet the price and terms and conditions of community owner; and (3) sign a contract with community owner within 45 days (can mutually extend this time).

If there is no homeowners’ association at the time a community is put up for sale, the community owner must notify residents individually; residents have to form an association, and sign a contract within 60 days.

If the contract is not executed within the time period allowed, the community owner has no further obligations, unless the community owner offers the land for sale at the same price or a lower price (than specified in the notice) to the association. If so, the homeowners’ association has an additional 10 days to meet the price, terms and conditions of that offer and execute a contract. But if this new offer comes more than three months after the original offer (in the notice) then the parties have 30 days to execute the contract.

**Community Owner Responsibility After Receipt of a Bona fide Offer (§ 46:8C-12)**

There is a 30 day delay before the community can be sold. After the association receives notice, the association should appoint a three person panel. The three-member panel has 30 days (after receiving notice of the price & terms of a third party offer) to review the third party offer and negotiate the terms of a sale of the community to the association. If the three-member panel and the community owner negotiate but could not agree, the community owner is bound to sell the community to the association on the same terms as the offer it received from the third party.

The directors or trustees of the association have 10 days to consider the offer, and the community owner is bound by the terms reported to the association for that time. If the directors or trustees of the association and 2/3 of residents agree, then the price and terms agreed upon and reported will constitute the contract for sale.

**Any exceptions to the requirements?** Yes, notice is not required for transfers: (1) not made in contemplation of a change in use (2) to the owners’ heirs; (3) by gift, devise or operation of law; (4) by a corporation to an affiliate; (5) by a partnership to a partner; (6) incidental to the financing of the community; (7) any conveyance resulting from foreclosure of the mortgage; (8) between joint tenants or tenants in common; (9) under eminent domain; (10) as a result of condominium or co-op conversion; and (11) any sale of land adjacent to the community which is owned by the community owner, and the land does not have sites, or spaces or related recreational facilities.

**Is there a tax incentive?** No.

**Penalty:** None Specified.
**New York**
N.Y. Pers. Prop. Law § 233-1

**When is notice required?** The park owner must provide notice of the price, terms, and conditions of a bona fide offer that the park owner intends to accept (or a counteroffer made by the park owner), but only if the prospective buyer intends to discontinue using the property for manufactured home lot rentals within 60 months after closing. The prospective buyer must give the park owner a certification regarding whether the buyer intends to change the use of the land.

**When must the owner provide the notice?** The park owner must give the residents a 140-day period after the notice to meet the price, terms, and conditions of the existing offer. A new notice is required if, after the 140-day period, the park owner elects to offer to sell the park for a lower price or on substantially different terms, in which case there is an additional ten-day period for a homeowners association to meet the new price or terms.

**To Whom?** If there is a homeowners association in the park that meets certain requirements, the park owner must notify its officers. If there is no homeowners association, the park owner must give notice to each homeowner. In either case, the park owner must also notify the state commissioner of housing and community renewal.

**Will notice be provided automatically?** Yes.

**Do residents have a right of first refusal?** Yes. If, within 140 days of receipt of the notice, a homeowners association delivers an offer to the park owner to purchase the park on the identical price, terms, and conditions as the prospective purchaser’s offer, it has the right to purchase the park. A resident association may be formed after receiving the notice from the park owner.

**Any exceptions to the requirements?** Yes, notice is not required for: (1) any conveyance of an interest in the park incidental to financing of the park; (2) the purchase of a park by a governmental entity under its powers of eminent domain. In addition, the statute applies only if the purchaser certifies to the owner that the purchaser intends, within 60 months of the sale, to convert the park to a purpose other than manufactured home lot rentals.

**Is there a tax incentive?** No.

**Penalty:** None stated.

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**Oregon**
Or. Rev. Stat. §§ 90.842 to 90.850

**When is notice required?** The owner of the community must provide written notice before the owner markets the park for sale or when the owner receives an offer to purchase the park that the owner intends to consider, whichever occurs first.

**When must the owner provide the notice?** The owner must give notice and comply with the other requirements before selling the park to an entity that is not formed by or associated with the tenants.

**To Whom?** The owner must provide written notice to all tenants of the park, or a tenants committee, if one exists, formed for purposes including the purchase of the park and with which the owner has met during the previous 12 months. In addition, the owner must give notice to the Office of Manufactured Dwelling Park Community Relations of the Housing and Community Services Department.

**Will notice be provided automatically?** Yes.

**Do residents have a right of first refusal?** No. They are entitled to notice. Within 10 days of delivery of the notice, the tenants must notify the community owner of their interest in purchasing the community and of the formation or identification of a tenants’ committee formed for the purpose of purchasing the community. During this 10-day period, the tenants may request specified information from the community owner. Within 15 days after receipt of this information, if the tenants choose to continue competing to purchase the park, they must form a corporate entity or associate with a nonprofit corporation or housing authority that is legally capable or purchasing real property or is advising the tenants about purchasing the park, and must submit a written purchase offer. The parties are required to act in a commercially reasonable manner.
Any exceptions to the requirements? Yes, notice is not required for any sale or transfer: (1) to the owner’s heirs; (2) by gift, devise or operation of law; (3) by a corporation to an affiliate; (4) by a partnership to a partner; (5) by a limited liability company to any of its members; (6) that is a conveyance of an interest incidental to financing; (7) that is a conveyance resulting from foreclosure of the mortgage or deed of trust; (8) between or among joint tenants or tenants in common; (9) that is a sale or transfer in which the park satisfies the purchaser’s requirement to make a like-kind exchange under the Internal Revenue Code (10) under eminent domain; and (11) to a charitable trust.

Is there a tax incentive? Yes. Proceeds from the sale of a community to a tenants’ or facility purchase association, a tenants’ association supported nonprofit, a CDC, or a housing authority are exempt from taxation.

Penalty: Injunction; actual damages or twice the rent for each tenant.

Pennsylvania
68 Pa. Stat. §§ 398.11.1(a), 398.11.2(b), 398.16.1

When is notice required? Notice is required within 60 days of deciding to close a community and 30 days after an agreement to sell the community is signed, but notice is not required that a community is for sale or that the community owner is considering selling the community.

When must the owner provide the notice? There is no requirement of notice that a community is for sale.

To Whom? The notices that a community is closing and that a sale agreement has been signed must be sent to all residents and to the Pennsylvania Housing Finance Agency. The former notice must also be sent to the municipality where the community is located.

Will notice be provided automatically? The notices are automatically sent to all residents.

Do residents have a right of first refusal? No. The only requirements relating to a resident opportunity to purchase the community are that the community owner must: 1) consider any offer to purchase the community made by a resident association representing at least 25% of the manufactured home spaces or by a non-profit corporation, including a community development corporation, housing authority or redevelopment authority acting at the request of the residents of at least 25% of the spaces; and 2) negotiate in good faith with the entity submitting the offer.

Any exceptions to the requirements? No.

Other requirements? No.

Is there a tax incentive? No.

Penalty: None stated.

Rhode Island
R.I. Gen. Laws § 31-44-3.1

When is notice required? Notice is required in two circumstances. First, notice is required if the community owner receives a bona fide offer that he or she intends to accept, to sell the community for any purpose or to lease of the community for a use that would result in a discontinuance of the community.

Second, the community owner is also required to provide notice if he offers the community for sale or lease for a use that would result in a discontinuance of the community.

When must the owner provide the notice? The notice that the community owner has received an offer must be sent sufficiently in advance so that the resident association can exercise its right of first refusal. The notice that the community owner has offered the community for sale must be sent to the resident association within 14 days of any advertisement or other public notice.

To Whom? Notice must be sent to an incorporated home owners’ association representing at least 51% of home owners in the community.

The notice of a pending sale should contain the following information about the transaction if applicable: (1) price or lease payment; (2) terms of seller financing; (3) terms of assumable financing; (4) appraised value of any property included in a land trade; (5) proposed improvements by owner; (6) an assurance of
reasonable access to the property; (7) any easements, permits, or licenses; (8) a survey, a legal description of community, and a list of operating expenses; (9) the rent roll; (10) hazardous waste; (11) data on water, sewer, electrical systems; (12) income & operating expenses.

**Will notice be provided automatically?** No. An incorporated home owners’ association representing at least 51% of home owners must first send a certified letter to the community owner indicating that the association has the requisite number of members and has the authority, given by the articles of incorporation, to negotiate for, acquire, and operate the community on the residents' behalf.

**Do residents have a right of first refusal?** Yes. An incorporated association representing 51% of the home owners shall have the right to purchase or lease the community if it meets the same price and terms and conditions of any bona fide third party offer to which it received notice.

The association must: (1) sign a purchase & sale agreement within 45 days of receiving notice; (2) obtain financing within an additional 135 days.

Failure of residents to meet the timeline outlined above will terminate their right to purchase the community. The time period may be extended by delay of the community owner or litigation or by agreement.

The owner must negotiate in good faith. The owner cannot “unreasonably” refuse or delay the process where residents have made a bona fide offer to meet same price and terms and conditions of offer. The deposit must be returned if the association made a reasonable effort but could not find financing.

**Any exceptions to the requirements?** No right of first refusal for transfers: (1) to heirs; (2) by gift, devise or operation of law; (3) by foreclosure; and (4) to a government by negotiated purchase or under eminent domain.

**Other requirements?** Yes. If the land is not sold to residents then the seller must file an affidavit of compliance.

**Is there a tax incentive?** Yes. The qualified sale of a community to a resident-owned organization is exempt from real estate conveyance tax.

**Penalty:** None stated.

**Vermont**

**When is notice required?** The owner of the community must provide written notice of his intention to sell the community.

**When must the owner provide the notice?** Notice must be provided at least 45 days before the owner accepts an offer to purchase the community.

**To Whom?** The owner must provide written notice of his or her intention to sell the community to each home owner and the commissioner of the department of housing and community affairs by certified mail.

The notice must state: (1) that the owner intends to sell the community; (2) the price, terms and conditions under which the owner offers the community for sale; (3) a list of affected home owners and the number of leaseholds held by each; (4) whether the owner is in compliance with relevant statutes, regulations and permits; (5) the 45- and 90-day periods for the home owners to buy the community.

**Will notice be provided automatically?** No.

**Do residents have a right of first refusal?** No. But the home owners do have 45 days to decide whether they want to purchase the community and provide written notice to the owner. They can purchase the community though a group representing the majority of the home owners or a nonprofit corporation approved by a majority of the home owners. During the 45 day period the community owner cannot enter into a contract to sell the community. If the owner receives no notice from the home owners or if the home owners decide they do not want to purchase the community, the community owner has no further restrictions on the sale for one year as long as the sale price is no less than the price stated in the notice.
to the home owners or is substantially higher than an offer made by the home owners or a nonprofit corporation approved by the home owners.

If the community owner receives written notice that a majority of the home owners intend to purchase the community, then the community owner is barred from entering into a contract with anyone (except the home owners) to sell the community for 90 additional days. The community owner must negotiate in good faith and consider any offer made by the home owners.

Any exceptions to the requirements? Yes, the law does not apply to any sale, transfer or conveyance: (1) by the community owner to relatives; (2) among partners who own the community; (3) by a foreclosure sale; (4) incidental to the financing of the community; (5) between joint tenants or tenants in common; and (6) under eminent domain.

Is there a tax incentive? Yes. The owner will receive a tax credit for selling the community to a group representing the majority of the home owners or a nonprofit corporation approved by a majority of the home owners. The credit is 7% of the taxpayer’s gain.

Penalty: An owner that sells the community without complying with the law will be liable to residents in the aggregate amount of $10,000 for 50% of the gain realized by the owner from the sale, whichever is greater; and actual and punitive damages.

Washington
Wash. Rev. Code Ch. 59.20.030 and § 82.45.010

When is notice required? The owner of the community must provide written notice when any advertisement, multiple listing, or public notice advertises that a community is for sale.

When must the owner provide the notice? Notice must be provided within 14 days after the advertisement, multiple listing, or public notice.

To Whom? The owner must provide written notice by certified mail or personal delivery to each tenant, the officers of any known qualified tenant organization, the state office of manufactured housing, the local government, the local housing authority, and the state housing finance commission.

The notice must state: (1) that the owner intends to sell the community; and (2) the contact information for the owner or the owner’s agent who is responsibility for communicating with a qualified tenant organization or eligible organization (i.e. a local government, local housing authority, nonprofit community or neighborhood-based organization, a federally recognized Indian tribe, or a regional or statewide nonprofit housing assistance organization) regarding sale of the property.

Will notice be provided automatically? Yes.

Do residents have a right of first refusal? No But the statute states that community owners are “encouraged” to negotiate in good faith with qualified tenant organizations and eligible organizations.

Any exceptions to the requirements? No.

Is there a tax incentive? Yes. A qualified sale of a manufactured/mobile home community is exempt from excise tax on real estate sales. (This provision sunsets on December 31, 2018).

Penalty: None stated.
Appendix C

Existing Purchase Opportunity Laws

California
Cal. Civ. Code § 798.80 (West)

§ 798.80. Offer to sell park or entry into listing agreement for sale of park; notice by owner to officers of resident organization

(a) Not less than 30 days nor more than one year prior to an owner of a mobilehome park entering into a written listing agreement with a licensed real estate broker, as defined in Article 1 (commencing with Section 10130) of Chapter 3 of Part 1 of Division 4 of the Business and Professions Code, for the sale of the park, or offering to sell the park to any party, the owner shall provide written notice of his or her intention to sell the mobilehome park by first-class mail or by personal delivery to the president, secretary, and treasurer of any resident organization formed by homeowners in the mobilehome park as a nonprofit corporation, pursuant to Section 23701v of the Revenue and Taxation Code, stock cooperative corporation, or other entity for purposes of converting the mobilehome park to condominium or stock cooperative ownership interests and for purchasing the mobilehome park from the management of the mobilehome park. An offer to sell a park shall not be construed as an offer under this subdivision unless it is initiated by the park owner or agent.

(b) An owner of a mobilehome park shall not be required to comply with subdivision (a) unless the following conditions are met:

(1) The resident organization has first furnished the park owner or park manager a written notice of the name and address of the president, secretary, and treasurer of the resident organization to whom the notice of sale shall be given.

(2) The resident organization has first notified the park owner or manager in writing that the park residents are interested in purchasing the park. The initial notice by the resident organization shall be made prior to a written listing or offer to sell the park by the park owner, and the resident organization shall give subsequent notice once each year thereafter that the park residents are interested in purchasing the park.

(3) The resident organization has furnished the park owner or park manager a written notice, within five days, of any change in the name or address of the officers of the resident organization to whom the notice of sale shall be given.

(c) Nothing in this section affects the validity of title to real property transferred in violation of this section, although a violation shall subject the seller to civil action pursuant to Article 8 (commencing with Section 798.84) by homeowner residents of the park or the resident organization.

(d) Nothing in this section affects the ability of a licensed real estate broker, as defined in Article 1 (commencing with Section 10130) of Chapter 3 of Part 1 of Division 4 of the Business and Professions Code, to collect a commission pursuant to an executed contract between the broker and the mobilehome park owner.
(e) Subdivision (a) does not apply to any of the following:

(1) Any sale or other transfer by a park owner who is a natural person to any relation specified in Section 6401 or 6402 of the Probate Code.

(2) Any transfer by gift, devise, or operation of law.

(3) Any transfer by a corporation to an affiliate. As used in this paragraph, “affiliate” means any shareholder of the transferring corporation, any corporation or entity owned or controlled, directly or indirectly, by the transferring corporation, or any other corporation or entity controlled, directly or indirectly, by any shareholder of the transferring corporation.

(4) Any transfer by a partnership to any of its partners.

(5) Any conveyance resulting from the judicial or nonjudicial foreclosure of a mortgage or deed of trust encumbering a mobile home park or any deed given in lieu of such a foreclosure.

(6) Any sale or transfer between or among joint tenants or tenants in common owning a mobile home park.

(7) The purchase of a mobile home park by a governmental entity under its powers of eminent domain.

Connecticut
Conn. Gen. Stat. § 21-70

§ 21-70. Disclosure statement. Rental agreements and renewals. Notice when home or lot located in common interest community. Adoption of rules and regulations. Documents filed with department. Notice of proposed land use change or sale. Purchase of mobile manufactured home park by association of unit homeowners

(a) The Commissioner of Consumer Protection shall adopt regulations, in accordance with the provisions of chapter 54, providing for a disclosure statement which shall be used by mobile manufactured home park owners. The disclosure statement shall be a plain language summary of the rights and obligations listed in this chapter and shall not add to or diminish the rights and obligations provided by this chapter. Such disclosure statement shall include at least the following information: (1) The monthly rental fee and all considerations payable by the resident to the owner; (2) the length of the rental term; (3) the amount of land granted by the rental agreement; (4) an enumeration of goods and services to be provided to the resident, including those goods and services to be provided free of charge; (5) notice if the owner plans to terminate the operation of the park during the term of the rental agreement; (6) a statement of conditions to be complied with by the owner and resident in the event of the sale of the mobile manufactured home by the resident, including aesthetic standards for resale, which conditions shall not be altered by the owner after the rental agreement has been entered into; (7) the rights of residents regarding eviction under section 21-80; (8) the rights of residents regarding the resale of a mobile manufactured home under section 21-79; (9) the rights of residents in the event that alterations of the rules concerning the resident’s use and occupancy of the premises under subsection (b) of this section are to be made; (10) notice that outstanding property taxes may be owed on the mobile manufactured home; and (11) notice that there may be liens and other encumbrances on the mobile manufactured home and that the resident or purchaser should check with the town clerk, tax assessor and tax collector to determine whether any taxes are due on the mobile manufactured home and whether any liens or encumbrances on the mobile manufactured home exist. Owners shall provide each prospective resident, before any rental agreement is entered into, and each resident, at the time of the first renewal of his rental agreement which occurs after the effective date of the regulations providing for a disclosure statement, with a completed disclosure statement. No rental agreement entered into on or after the effective date of the regulations providing for a disclosure statement shall be enforceable until the requirements of this subsection are met. A copy of such statement shall be signed by the resident at the time of the rental, acknowledging receipt of a completed, signed copy and such completed, signed copy shall be kept on file by the owner for a period of four years after such resident vacates the park.

(b) No owner may offer a mobile manufactured home or a mobile manufactured home space or lot for rent without providing the prospective resident with a copy of an initial written rental agreement before the resident occupies such mobile manufactured home or lot. No owner may rent a mobile manufactured home or mobile manufactured home space or lot to a new resident until a written rental agreement has been
signed by the resident and the owner. The initial rental agreement and all renewals offered to a resident by
the owner shall be in writing. The term of each rental agreement and renewal shall not be less than one year
unless the resident requests, in writing, a term for less than one year. If the owner fails to offer the resident a
written renewal of a rental agreement, or if the owner offers a renewal but the resident fails or refuses to sign
it, unless there is a disagreement as to the amount of the rent, the prior rental agreement shall be deemed
to be extended for one year at the then prevailing park rental and the resident shall be bound by all terms
of the prior rental agreement and any prevailing park rental adopted after the prior rental and all rules and
regulations properly applicable to such prior rental agreement pursuant to subsection (d) of this section. If
there is a disagreement as to the amount of the rent, unless the owner terminates the lease and brings an
action of summary process, the prior rental agreement shall be deemed to be extended on a month-to-month
basis at the last agreed-upon rent, and the resident shall be bound by all terms of the prior rental agreement
and all rules and regulations properly applicable to such prior rental agreement pursuant to subsection (d)
of this section. In such an event, the owner may bring an action of summary process pursuant to section 21-80,
or the resident may seek relief under section 47a-23c or sections 7-148b to 7-148f, inclusive, if applicable.

(c) Whenever a resident rents a mobile manufactured home or a mobile manufactured home space or lot in
a mobile manufactured home park which is also a common interest community from a declarant, successor
declarant or person acting on the declarant's or successor declarant's behalf, such declarant, successor
declarant or person shall, prior to entering into a rental agreement, provide the resident with a written notice
that the mobile manufactured home or the mobile manufactured home space or lot is located in a common
interest community.

(d) An owner, from time to time, may adopt a rule or regulation, however described, concerning the resident's
use and occupancy of the premises. Such rule or regulation shall be enforceable against the resident only
if (1) the purpose of the rule or regulation is to promote the convenience, safety or welfare of the residents,
preserve the owner's property from abusive use or make a fair distribution of services and facilities held
out for the residents generally; (2) such rule or regulation is reasonably related to the purpose for which
it is adopted; (3) such rule or regulation applies to all residents on the premises in a fair manner, provided
reasonable exemptions may be made for good cause; (4) such rule or regulation is sufficiently explicit in its
prohibition, direction or limitation of the resident's conduct to fairly inform him of what he shall or shall not
do to comply, and (5) the resident has written notice of such rule or regulation at the time he enters into
the rental agreement or when such rule or regulation is adopted. A rule or regulation having the effect of
substantially modifying the terms of a rental agreement previously entered into by a resident shall not apply
to such rental agreement without the written consent of the resident.

(e) Each owner shall file with the Department of Consumer Protection copies of the park's rental agreements,
aesthetic standards to be complied with by the owner and resident in the event of the sale of the mobile
manufactured home by the resident, and rules or regulations concerning the resident's use and occupancy
of the premises. Any change in the documents required to be filed under this subsection, other than a
change in rent, shall be filed with the Department of Consumer Protection. No rental agreements, aesthetic
standards, or rules or regulations, and no changes in the terms or provisions of such documents, other than a
change in rent, shall be effective until such documents or changes are filed with the Department of Consumer
Protection.

(f) (1) Any person making an application to appear before any municipal, state or federal agency with respect to
any matter changing the land use of a specific mobile manufactured home park shall give written notice of the
application by first class mail addressed to the affected units of the park or by personal delivery to the units not
later than seven days after its filing. The notice shall state the reasons for which the application was filed.

(2) Except as otherwise provided in subdivision (5) of this subsection, any mobile manufactured home
park owner who intends to discontinue the use of the land as a mobile manufactured home park or to
sell land used as a mobile manufactured home park to any person who intends to discontinue its use as
a mobile manufactured home park shall give written notice by first class mail addressed to each mobile
manufactured home unit or by personal delivery to each unit upon such land if such transaction will entail
the discontinuance of the use of the land for mobile manufactured home park purposes. If an owner
of a mobile manufactured home has given the park owner written notice that the owner resides in a
place other than the owner's unit, notice shall be sent by first class mail to the address so provided. The
notice shall include a statement advising the recipient of the intended discontinuance of use or sale and,
except as otherwise provided in subdivision (5) of this subsection, shall be mailed or delivered at least one hundred twenty days prior to the discontinuance of the use of the land as a mobile manufactured home park. The notice may run concurrently with the notice required by subdivision (3) of subsection (a) of section 21-80 or subparagraph (E) of subdivision (1) of subsection (b) of section 21-80. A copy of such notice from the park owner shall be sent to any association of residents of the mobile manufactured home park which has made a written request for such notice.

(3) Except as otherwise provided in subdivision (5) of this subsection, within one hundred twenty days after the notice provided for in subdivision (2) of this subsection has been mailed, any association representing twenty-five per cent or more of the units in the park, including an association formed after the issuance of the notice, may notify the owner of the park that it is interested in purchasing the mobile manufactured home park. A copy of such notice may be filed on the land records of the town in which the mobile manufactured home park is located. If such notice is given, except as otherwise provided in subdivision (5) of this subsection, the association shall have three hundred sixty-five days after the notice required in subdivision (2) of this subsection has been given to purchase the park through negotiation or the method set forth in subdivision (4) of this subsection. Upon the request of the association, the Department of Economic and Community Development shall assist the association in developing financing for the purchase of the park.

(4) If the association and the park owner cannot agree upon a purchase price, the association shall have the right to purchase the property: (A) If the association matches the essential provisions of any existing bona fide offer to purchase the park made by another potential purchaser which offer by such other purchaser the owner is prepared to accept; or (B) if there is no such offer, at a purchase price to be established by an appraiser chosen by the association and the park owner. If the two parties cannot agree upon one appraiser, either party may notify the other, in writing, of such disagreement, and the association shall choose an appraiser, the park owner shall choose an appraiser, and the two appraisers shall choose a third appraiser, which three appraisers shall establish a value of the park. If the park owner refuses to select an appraiser within fifteen days of such notice, the Commissioner of Consumer Protection shall choose an appraiser for the park owner. The costs of all appraisers shall be paid equally by the association and the park owner. Except as otherwise provided in subdivision (5) of this subsection, if, within three hundred sixty-five days from the mailing of the notice required in subdivision (2) of this subsection, no agreement for such sale signed by the association and the park owner has been filed upon the land records, or if the association has not filed a certified statement to purchase the park at the appraised value which value shall also be certified on the land records by the appraiser or appraisers, the right provided in this subsection to purchase the park shall be void and any recorded notice filed pursuant to subdivision (3) of this subsection shall be void.

(5) In any case in which a mobile manufactured home park with two hundred or more units in which a majority of residents have been given written notice, prior to June 10, 1999, of the intended discontinuance of the use of the land as a mobile manufactured home park, regardless of whether one or more of such notices or the service of such notices is subsequently deemed invalid or ineffective, (A) any subsequent notice of such intended discontinuance that is given or required to be given after June 23, 1999, by the owner pursuant to this subsection, and (B) any notice given or action taken pursuant to this subsection after June 23, 1999, by any association representing twenty-five per cent or more of the units in the park shall be subject to the time limitations contained in this subsection that were in effect immediately prior to June 23, 1999.

Delaware
Del. Code Ann. tit. 25, §§ 7026 to 7036

§ 7026 Right of first offer; duty to negotiate in good faith, penalties for noncompliance.

(a) If a community owner has decided to sell, transfer, or convey all or part of the community, the community owner and the home owner association shall negotiate in good faith for the sale, transfer, or conveyance of the community to the home owner association. If a party fails to negotiate in good faith, the court shall award reasonable attorneys' fees to the prevailing party.
(b) If a community owner or a home owner association fails to comply with any provision of this section, either party has standing to seek equitable relief, including declaratory relief, injunctive relief, and the appointment of a receiver. The offending party is liable for actual damages. If a court of competent jurisdiction finds that the offending party willfully and intentionally failed to comply with the requirements of this section, it is a per se violation of the Consumer Fraud Statute, § 2511 et seq. of Title 6, and the aggrieved party may be entitled to recover treble damages. In any action under this section, the court may award reasonable attorneys’ fees and costs.

(c) Chapter 71 of this title does not apply to the sale, transfer, or conveyance of manufactured home communities under this section.

§ 7027. Right of first offer; notice required before sale of manufactured home community (as amended effective Dec. 10, 2019)

(a) Upon reaching a decision to sell, transfer, or convey all or part of a manufactured home community, the manufactured home community’s owner shall provide notice of the home owner association’s right of first offer to purchase all or part of the community to the community’s home owner association if one exists, to the Delaware Manufactured Home Owners Association (DMHOA) or its successor, and to the Delaware Manufactured Home Relocation Authority (Authority).

(1) The Authority shall send an annual notice under § 7015 of this title, to all registered community owners, stating that the community owner is required to comply with the requirements of this section if the community owner decides to sell, transfer, or convey all or part of the community. In addition, the notice must state that every manufactured home community must be registered with the Delaware Manufactured Home Relocation Authority, and that all fund assessments must be paid to date prior to the sale, transfer, or conveyance of the community.

(2) The Authority shall notify the manufactured home community’s owner if a home owner association for that community has been registered with the Authority.

(b)(1) If a home owner association wishes to use its right of first offer under subsection (a) of this section, either directly through a community owner or its designated agent, or indirectly through DMHOA or its successor or through the Authority, that home owner association must register with the Authority as prescribed by the Authority.

(2) a. There can be only 1 home owner association per community eligible to participate in the process of this section. That home owner association must register with the Delaware Manufactured Home Relocation Authority as prescribed by the Authority. The first association to register in compliance with the requirements of this section will be the official home owner association eligible to participate in the process. In order to be eligible for registration with the Authority, the home owner association must adopt bylaws.

b. In order to be eligible for registration with the Authority, the home owner association must comply with all of the following requirements:

1. The home owner association must be incorporated in the State and under the laws of the State.

2. The home owner association must have written bylaws that comply with the laws of this State.

The bylaws must provide that each home owner of each home site is automatically entitled to vote as a special member of the association concerning matters related to the purchase of all or part of the community after a notice of right of first offer has been extended to the home owner association by the community owner. Special members under this paragraph may not be required to meet other preconditions of general membership including the payment of dues.

c. A home owner who is a community owner, or an employee, agent, or servant of, or who has any business relationship with, the community owner may not directly or indirectly participate in the process, except that the home owner may vote. Nothing herein prevents a home owner association, after a vote of the members present, from excluding a community owner, or an employee, agent, or servant of the community owner from a meeting where confidential information relating to the home owner association’s strategies in connection with the purchase will be discussed.
(c) If a community owner intends to offer more than 1 community for sale in a single transaction, a simple majority of members of the respective home owner associations in Delaware must vote in the affirmative to support their letter of response to the community owner. If a community owner offers a Delaware community for sale, along with 1 or more communities not located in the State, the community owner must afford the residents of the Delaware community a right of first offer as prescribed by this section for their community, separate and apart from the community or communities not located in the State.

(d)(1)a. If the Authority has informed the community owner that a registered home owner association exists in the community, the community owner shall send the right of first offer directly to the home owner association. The right of first offer shall be sent by overnight service with signature receipt.

b. The right of first offer also shall be sent indirectly to the home owner association through DMHOA, or its successor, through the Consumer Protection Unit of the Department of Justice and through the Authority. The right of first offer shall be sent to the Authority, the Consumer Protection Unit of the Office of the Department of Justice or DMHOA, or its successor, by overnight service with signature receipt.

(2) If the Authority has not informed the community owner that a registered home owner association exists in the community, the community owner must send the right of first offer directly to the Authority. The right of first offer to the Authority shall include a list of the known names and mailing addresses of all home owners in the community.

(3) The Authority shall then, within 5 business days of receipt of the community owner's right of first offer, send a summary notice to all home owners on the list.

a. The summary notice shall inform the homeowners that the community is for sale and they should contact their home owners association to secure further information. If no home owners association exists then the homeowner will need to organize a home owners association meeting the requirements of subsection (b) of this section in order to pursue the right of first offer.

b. The right of first offer shall be extended indirectly to the home owners through DMHOA or its successor and the Consumer Protection Unit of the Department of Justice. The right of first offer shall be sent to DMHOA and the Consumer Protection Unit of the Department of Justice by the community owner by overnight service with signature receipt.

(4) The right of first offer must include all of the following:

a. A statement that the community owner has decided to sell, transfer, or convey all or part of the community. The statement must indicate the real property and fixtures to be included in the sale of the community.

b. The price and any special conditions material to the transaction for the sale, transfer, or conveyance of the community.

c. A form confidentiality statement indicating that all significant and material information, including operating expenses and other relevant operating and capital expenditure costs related to the community, shall remain confidential and cannot be released to any individual not a signer to the confidentiality statement. The statement may include reasonable penalties for breach of confidentiality.

d. A statement that the confidentiality statement must be signed by any individual of the home owners association seeking to utilize the confidential information and sent by overnight service with signature receipt to the community owner.

e. A statement that once the confidentiality statement is received by the community owner, the community owner will send by overnight service with signature receipt the price and any special conditions material to the transaction for the sale, transfer, or conveyance of the community and all significant and material information, including operating expenses and other relevant operating and capital expenditure costs related to the community.

f. A statement that the home owner association has 30 calendar days from the date of mailing of the right of first offer to respond to the offer.
§ 7028. Right of first offer; notice not required before sale of manufactured home community (as amended effective Dec. 10, 2019)

A manufactured home community owner is not required to give notice of or extend a right of first offer to a home owner association, DMHOA or its successor, or the Authority under the any of the following circumstances:

(1) A bank, mortgage company, or any other mortgagee has foreclosed on the community and the mortgagee is selling the community at a foreclosure sale, or is selling the community after having purchased the community at a foreclosure sale.

(2) The sale, transfer, or conveyance of the community is to a family member of the community owner on the modified Table of Consanguinity under § 7014 of this title or to a trust, the beneficiaries of which are family members of the owner on the modified Table of Consanguinity; or the sale, transfer, or conveyance is to a family member on the modified Table of Consanguinity who is included within the line of intestate succession if the community owner dies intestate.

(3) The sale, transfer, or conveyance is by a partnership to 1 or more of its partners.

(4) The sale, transfer, or conveyance is between joint tenants or tenants-in-common.

(5) The sale, transfer, or conveyance is by gift, devise, or operation of law.

(6) The sale, transfer, or conveyance is pursuant to eminent domain.

(7) The sale, transfer, or conveyance is to an affiliate. An “affiliate” means an individual, corporation, limited partnership, unincorporated association, or entity that holds any direct or indirect ownership interest in the community, except that the notice and extension of the right of first offer must be granted to a home owner association where the majority interest in the ownership of the community or the power, directly or indirectly, to direct or cause the direction of the management and policies over the community, whether through ownership of voting stock, by contract, or otherwise, is sold, transferred, or conveyed to any individual, corporation, limited partnership, unincorporated association, or other entity which has not held such a direct or indirect ownership interest in the community for 3 or more years.

(8) The sale, transfer, or conveyance is an exchange of the manufactured housing community for all, or substantially all, of other real property under § 1031 of the Internal Revenue Code [26 U.S.C. § 1031] or any other provision of the Internal Revenue Code that allows for exchanges or tax-free exchanges, regardless of whether the exchange also involves the payment of cash or other consideration.

(9) A change in use of the manufactured home community by the existing community owner.

§ 7029. Right of first offer; response required by home owner association (as amended effective Dec. 10, 2019)

(a) A home owner association must respond in writing to the notice of a right of first offer and send the response by overnight service with signature receipt to the community owner or the community owner’s agent or attorney within 30 calendar days from the date of the mailing of the notice sent by the community owner to the association or to the Authority. The home owner association’s response must clearly indicate 1 of the following:

(1) The members of the association intend to accept the purchase price and any special conditions material to the transaction for the sale, transfer, or conveyance of the community, as described in the notice of right of first offer.

(2) The members of the association do not accept the price and any special conditions material to the transaction for the sale, transfer, or conveyance of the community, as described in the notice of right of first offer, but that they intend to offer to purchase the community at an alternative price.

(3) The members of the association have no interest in purchasing the community and that they do not intend to proceed any further in the transaction, or, if the members of the association do not respond, they shall be deemed to have notified the community owner that they have no interest in purchasing the community.
(b) If the home owners association does not respond in material compliance with this section, such failure to respond shall be deemed to serve as notice to the community owner that the home owners association does not wish to purchase the community.

(c) If the home owner association responds that it has no interest in purchasing the community, or fails to respond under § 7029, § 7030, § 7031, or § 7032 of this title, the community owner shall file an affidavit of compliance under § 7036 of this title.

(d) Failure of the home owner association to accept the price and any special conditions material to the transaction for the sale, transfer, or conveyance of the community as stated in the notice of right of first offer; to state an alternative price under § 7030 of this title; or to respond under § 7032 of this title, eliminates the right of the home owner association to purchase the community during the remainder of the 12-month period that commenced on the date of the community owner's notice of intention to sell, transfer, or convey all or part of the community.

(e) A home owner association may transfer or assign a right of first offer only to an organization formed or controlled by the home owners to assist only in the purchase and operation of the community. Therefore, other than the preceding condition in this subsection, a right of first offer is neither transferable nor assignable.

§ 7030. Right of first offer; offer of an alternative price (as amended effective Dec. 10, 2019)

(a) An alternative offer of price for the sale, transfer, or conveyance of the community from the home owner association remains valid for 6 months, unless withdrawn by the home owner association in writing and sent to the community owner by overnight service with signature receipt. If the community is still for sale at the expiration of the initial six month alternative offer period, the home owners association shall have the right to refresh their alternative offer within seven days of its expiration upon written notice to the community owner. The refreshed offer will be valid for six months. The home owners association shall have the right to refresh their offer every six months until the property is sold or eighteen months has elapsed from the time notice was provided under § 7027(a) of this title, whichever comes first. The alternative offer and any refreshed alternative offer may be amended at any time upon written notice to the community owner. In the event a community owner decides they no longer want to sell a community after having provided the home owners association with the notice of first offer, any outstanding alternative offer shall be void. The community owner shall promptly notify the home owners association of their decision to remove the community from the market.

(b) A notice to withdraw an alternative offer must be approved by the members of the home owners association. The approval percentage must be stated in the notice to the community owner.

§ 7031. Right of first offer; sale to a third-party at a lower price (as amended effective Dec. 10, 2019)

(a) The community owner may not sell the community to a third-party at or less than the price offered in the alternative offer from the home owner association unless 1 of the following occur:

1. The offer is withdrawn under § 7030(b) of this title.

2. The home owner association is given 30 calendar days to match the lower price and all of the material terms and conditions of the lower offer.

(b) The notice of the right to match the lower third-party offer shall be sent to the home owner association by overnight service with signature receipt. The notice must state the price and any special conditions material to the transaction for the sale, transfer, or conveyance of the community.

(c) Upon written demand from the home owner association, the community owner must provide the home owner association with tangible evidence of the lower offer received within 3 business days of receipt of the written request from the home owner association by overnight service with signature receipt.

(d) If the home owner association matches the offer within 30 calendar days of receipt of the notice, the community owner is obligated to move to the next step of the negotiation with the home owner association under § 7033 of this title.

§ 7032. Right of first offer; sale to a third-party at a higher price (as amended effective Dec. 10, 2019)

(a) The community owner may accept an offer from a third-party higher than the alternative price, if any, offered by the home owner association without further obligation to the home owner association unless there
are significant or material changes in terms and conditions. However, the home owner association must be
given 7 business days to match the higher offer if 1 of the following apply:

(1) The higher offer is less than $40 million and the home owner association’s alternate price is within 6% of the offer.

(2) The higher offer is $40 million or greater and the home owner association’s alternate price is within 4.5% of the offer.

(b) The notice of the right to match the higher offer under subsection (a) of this section, must be sent to the
home owner association by overnight service with signature receipt. The notice must state the price and any
special conditions material to the transaction for the sale, transfer, or conveyance of the community. Upon
written demand from the home owner association, the community owner must provide the home owner
association with tangible evidence of the higher offer received within 3 business days of receipt of the written
request from the home owner association by overnight service with signature receipt.

(c) If the home owner association matches the offer within 7 business days of receipt under subsection (a)
of this section, the community owner must move to the next step of the negotiation with the home owner
association under § 7033 of this title. The community owner must not accept or entertain a higher offer from
a third party after the home owners association matches the offer.

d) If the community owner accepts an offer from a third-party that is greater than the alternative price offered
by the home owners association, such that the provisions of either under subsection (a) of this section, are
not triggered, the community owner shall certify this fact in writing to both the home owner association and
the Consumer Protection Unit within 7 business days of acceptance of the third-party offer. Such written
certification shall also indicate whether the accepted third-party offer contained any significant or material
changes in terms or conditions

§ 7033. Right of first offer; contract of sale (as amended effective Dec. 10, 2019)

(a) If a home owner association responds to the notice of right of first offer under § 7029 of this title, or if the
community owner agrees to sell the community to the home owner association under § 7030 of this title, the
home owner association has an additional 30 days to formalize the agreed price, terms, and conditions into a
contract of sale. This 30-day period may not be used to renegotiate the price, terms, or conditions agreed to
during the first 30-calendar-day period unless mutually agreed to in writing. Time is of the essence.

(b) Failure of the home owner association to formalize a contract of sale during the 30-day period following
an agreement of price, terms, and conditions eliminates any right of the home owner association to purchase
the community during the remainder of the 12-month period that commenced on the date of the community
owner’s notice of intention to sell, transfer, or convey all or part of the community.

(c) Upon a formalized contract of sale being signed by both parties, the change of ownership of the
community must be completed within 90 days. Time is of the essence.

(d) If the completion date may be extended beyond the 90-day period if both parties agree to an extension.
However, neither party is obligated to agree to an extension.

(2) An agreement to extend the settlement date must be in writing and signed by both parties to the
transaction.

(3) If the parties did not fully exhaust the 30-day periods under subsections (a) or (b) of this section or
paragraph § 7029(a) of this title, any unused days may be added to the 90-day period in subsection (c)
of this section by either party by providing written notification to all other parties within 5 business days
prior to the end of the 90-day period. The time period for calculation of unused days is from the dates of
mailing of the notices required by each section.

§ 7034. Right of first offer; failure to complete sale (as amended effective Dec. 10, 2019)

If, for any reason except default by the community owner, the home owner association and the community
owner do not complete the sale within the 90-day period under § 7033(c) of this title before the expiration of
the extension period agreed to by the parties under § 7033(d) of this title, the right of first offer obligations
of the community owner to the home owner association are terminated, and the community owner may sell,
transfer, or convey all or part of the community to any third party at the price offered in the right of first offer,
or at a higher price or lower price, for the remainder of the 12-month period that commences on the date of
the community owner’s notice of intention to sell, transfer, or convey all or part of the community.

§ 7035. Right of first offer; auction (as amended effective Dec. 10, 2019)

(a) If the Authority has sent the required annual notice to a community owner and the community owner then
decides to sell, transfer, or convey all or part of the manufactured home community at auction, the community
owner shall notify the home owner association directly of its intention if the Authority has informed the
community owner of a registered home owner association in that community. The community owner’s notice
must also be sent to DMHOA or its successor, to the Authority. A copy must be sent under § 7015 of this title
to each home owner in the affected community. If the Authority has not informed the community owner that a
registered home owner association exists in the community, the community owner must send the notice of the
intent to convey the community at auction directly to the Authority. The notice shall include a list of the known
names and mailing addresses of all home owners in the community. The Authority shall, within 5 business days
of the receipt of the notice from the community owner, send the notice to all home owners on the list.

(b) The notice of a community owner’s intention to sell, transfer, or convey all or part of the manufactured
home community at auction must be sent within 10 days after a date for the auction has been established
and at least 60 days prior to the date of the auction. The notice must be sent by overnight service with
signature receipt. The notice must state all of the following:

   (1) The intention to sell the community at auction.

   (2) The date, time, and place of the auction.

   (3) The terms of the auction, which must be similar to other auction practices and standards in the area.

(c) At least 60 days prior to a scheduled auction, the community owner shall provide all pertinent information
directly to the home owner association if the Authority has informed the community owner of a registered
home owner association in the community. Copies of the pertinent information must also be sent to DMHOA
or its successor, to the Authority. A community owner may not be held liable for misinformation provided by a
third-party professional. Pertinent information from third-party professionals, if already available, including any
of the following:

   a. Descriptions of topography.

   b. Soils, including a Phase I environmental soil study and a Phase II study, if required.

   c. Flood plain study.

   d. Wetlands study.

   e. Water system.

   f. Water quality.

   g. Distribution system.

   h. Sanitary survey.

   i. Wastewater disposal.

   j. Access, egress, and interior community roads.

   k. Storm water drainage.

   l. Electrical, telephone, and cable utility services.

   m. Boundary survey, home lot plan, if available.

   n. A USGS plan.

   o. Aerial photo.

   p. Tax map.

   q. Flood zone map.
r. Soils map.
s. Site photographs.
t. A future repair and capital improvement analysis.

(d) Within 30 days of receiving the notice of the auction, a home owner association in the affected community may make an offer to purchase the community. If the home owner association makes an offer, and the community owner accepts the offer, the parties shall negotiate in good faith for the sale, transfer, or conveyance of the community to the home owner association. If the community owner accepts the offer, a contract shall be formalized and ownership shall be transferred as under § 7033 of this title.

(e) If the home owner association makes an offer to purchase the community within 30 days after receiving the notice of the auction sale, but the community owner does not accept the offer, the community owner may proceed to auction the community. The home owner association’s offer must be the minimum bid at the auction and the community owner may not accept a bid of less than the home owner association’s offer.

(f) If a home owner association participates in the auction process by providing deposit moneys, if required, the home owner association has the right to purchase the community within 7 days after the date of the auction for 1% higher than the winning bid with the same terms and conditions. If a home owner association decides to purchase the community for 1% higher than the winning bid under the same terms and conditions, a contract of sale must be formalized within 20 calendar days, and the change of ownership must be completed within 90 days. However, if the home owner association does not participate in the auction process, or if the home owner association fails to respond within 7 business days and to formalize a contract within 20 calendar days, or to complete the change of ownership within 90 calendar days, the community owner has no further obligation to the home owner association.

g) If the winning bidder does not complete the transaction, and if the association still does not have the next highest bid, and if the community owner still intends to sell the community to the next highest bidder, the community owner must repeat the procedure under § 7035(f) of this title.

(h) A community owner has the right to accept or reject any auction bids

§ 7036. Right of first offer; affidavit of compliance (as amended effective Dec. 10, 2019)

(a) A community owner may, if appropriate under the circumstances, record in the Registry of Deeds of the county in which the community is located an affidavit in which the community owner certifies to 1 of the following:

(1) The manufactured home community owner has complied with the requirements of this section, and has included a copy of the notice sent to the residents of the community.

(2) The sale, transfer, or conveyance of the community is exempt from this section, under subsection § 7026(c) of this title.

(b) A party acquiring an interest in a manufactured home community, and title insurance companies and attorneys preparing, furnishing, or examining any evidence of title, have the right to rely on the truth and accuracy of all statements appearing in an affidavit recorded under § 7036 of this title and are under no obligation to inquire further as to any matter or fact relating to the community owner’s compliance with the provisions of this Subchapter IV of this chapter.

Florida
Fla. Stat. §§ 723.061, 723.071, 723.075, 723.076

§ 723.061. Eviction; grounds, proceedings

(1) A mobile home park owner may evict a mobile home owner, a mobile home tenant, a mobile home occupant, or a mobile home only on one or more of the following grounds:

(a) Nonpayment of the lot rental amount. If a mobile home owner or tenant, whichever is responsible, fails to pay the lot rental amount when due and if the default continues for 5 days after delivery of a written demand by the mobile home park owner for payment of the lot rental amount, the park owner may terminate the tenancy. However, if the mobile home owner or tenant, whichever is responsible, pays the
lot rental amount due, including any late charges, court costs, and attorney’s fees, the court may, for good cause, deny the order of eviction, if such nonpayment has not occurred more than twice.

(b) Conviction of a violation of a federal or state law or local ordinance, if the violation is detrimental to the health, safety, or welfare of other residents of the mobile home park. The mobile home owner or mobile home tenant must vacate the premises within 7 days after the date the notice to vacate is delivered. This paragraph constitutes grounds to deny an initial tenancy of a purchaser of a home under paragraph (e) or to evict an unapproved occupant of a home.

(c) Violation of a park rule or regulation, the rental agreement, or this chapter.

1. For the first violation of any properly promulgated rule or regulation, rental agreement provision, or this chapter which is found by any court of competent jurisdiction to have been an act that endangered the life, health, safety, or property of the park residents or employees or the peaceful enjoyment of the mobile home park by its residents, the mobile home park owner may terminate the rental agreement, and the mobile home owner, tenant, or occupant must vacate the premises within 7 days after the notice to vacate is delivered.

2. For a second violation of the same properly promulgated rule or regulation, rental agreement provision, or this chapter within 12 months, the mobile home park owner may terminate the tenancy if she or he has given the mobile home owner, tenant, or occupant written notice, within 30 days after the first violation, which specified the actions of the mobile home owner, tenant, or occupant that caused the violation and gave the mobile home owner, tenant, or occupant 7 days to correct the noncompliance. The mobile home owner, tenant, or occupant must have received written notice of the ground upon which she or he is to be evicted at least 30 days prior to the date on which she or he is required to vacate. A second violation of a properly promulgated rule or regulation, rental agreement provision, or this chapter within 12 months of the first violation is unequivocally a ground for eviction, and it is not a defense to any eviction proceeding that a violation has been cured after the second violation. Violation of a rule or regulation, rental agreement provision, or this chapter more than 1 year after the first violation of the same rule or regulation, rental agreement provision, or this chapter does not constitute a ground for eviction under this section.

A properly promulgated rule or regulation may not be arbitrarily applied and used as a ground for eviction.

(d) Change in use of the land comprising the mobile home park, or the portion thereof from which mobile homes are to be evicted, from mobile home lot rentals to some other use, if:

1. The park owner gives written notice to the homeowners’ association formed and operating under §§ 723.075-723.079 of its right to purchase the mobile home park, if the land comprising the mobile home park is changing use from mobile home lot rentals to a different use, at the price and under the terms and conditions set forth in the written notice.

   a. The notice shall be delivered to the officers of the homeowners’ association by United States mail. Within 45 days after the date of mailing of the notice, the homeowners’ association may execute and deliver a contract to the park owner to purchase the mobile home park at the price and under the terms and conditions set forth in the notice. If the contract between the park owner and the homeowners’ association is not executed and delivered to the park owner within the 45-day period, the park owner is under no further obligation to the homeowners’ association except as provided in sub-subparagraph b.

   b. If the park owner elects to offer or sell the mobile home park at a price lower than the price specified in her or his initial notice to the officers of the homeowners’ association, the homeowners’ association has an additional 10 days to meet the revised price, terms, and conditions of the park owner by executing and delivering a revised contract to the park owner.

   c. The park owner is not obligated under this subparagraph or § 723.071 to give any other notice to, or to further negotiate with, the homeowners’ association for the sale of the mobile home park to the homeowners’ association after 6 months after the date of the mailing of the initial notice under sub-subparagraph a.
2. The park owner gives the affected mobile home owners and tenants at least 6 months’ notice of the eviction due to the projected change in use and of their need to secure other accommodations.
   a. The notice of eviction due to a change in use of the land must include in a font no smaller than the body of the notice the following statement:
   
   YOU MAY BE ENTITLED TO COMPENSATION FROM THE FLORIDA MOBILE HOME RELOCATION TRUST FUND, ADMINISTERED BY THE FLORIDA MOBILE HOME RELOCATION CORPORATION (FMHRC). FMHRC CONTACT INFORMATION IS AVAILABLE FROM THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.
   
b. The park owner may not give a notice of increase in lot rental amount within 90 days before giving notice of a change in use.

(e) Failure of the purchaser, prospective tenant, or occupant of a mobile home situated in the mobile home park to be qualified as, and to obtain approval to become, a tenant or occupant of the home, if such approval is required by a properly promulgated rule. If a purchaser or prospective tenant of a mobile home situated in the mobile home park occupies the mobile home before such approval is granted, the mobile home owner or mobile home tenant must vacate the premises within 7 days after the date the notice of the failure to be approved for tenancy is delivered.

(2) In the event of eviction for a change in use, homeowners must object to the change in use by petitioning for administrative or judicial remedies within 90 days after the date of the notice or they will be barred from taking any subsequent action to contest the change in use. This subsection does not prevent any homeowner from objecting to a zoning change at any time.

(3) A mobile home park owner applying for the removal of a mobile home owner, tenant, or occupant or a mobile home shall file, in the county court in the county where the mobile home lot is situated, a complaint describing the lot and stating the facts that authorize the removal of the mobile home owner, tenant, or occupant or the mobile home. The park owner is entitled to the summary procedure provided in § 51.011, and the court shall advance the cause on the calendar.

(4) Except for the notice to the officers of the homeowners’ association under subparagraph (1)(d)1., any notice required by this section must be in writing, and must be posted on the premises and sent to the mobile home owner and tenant or occupant, as appropriate, by certified or registered mail, return receipt requested, addressed to the mobile home owner and tenant or occupant, as appropriate, at her or his last known address. Delivery of the mailed notice shall be deemed given 5 days after the date of postmark.

§ 723.071. Sale of mobile home parks

(1)(a) If a mobile home park owner offers a mobile home park for sale, she or he shall notify the officers of the homeowners’ association created pursuant to §§ 723.075-723.079 of the offer, stating the price and the terms and conditions of sale.

(b) The mobile home owners, by and through the association defined in § 723.075, shall have the right to purchase the park, provided the home owners meet the price and terms and conditions of the mobile home park owner by executing a contract with the park owner within 45 days, unless agreed to otherwise, from the date of mailing of the notice and provided they have complied with §§ 723.075-723.079. If a contract between the park owner and the association is not executed within such 45-day period, then, unless the park owner thereafter elects to offer the park at a price lower than the price specified in her or his notice to the officers of the homeowners’ association, the park owner has no further obligations under this subsection, and her or his only obligation shall be as set forth in subsection (2).

(c) If the park owner thereafter elects to offer the park at a price lower than the price specified in her or his notice to the home owners, the home owners, by and through the association, will have an additional 10 days to meet the price and terms and conditions of the park owner by executing a contract.

(2) If a mobile home park owner receives a bona fide offer to purchase the park that she or he intends to consider or make a counteroffer to, the park owner’s only obligation shall be to notify the officers of the homeowners’ association that she or he has received an offer and disclose the price and material terms and
conditions upon which she or he would consider selling the park and consider any offer made by the home owners, provided the home owners have complied with §§ 723.075-723.079. The park owner shall be under no obligation to sell to the home owners or to interrupt or delay other negotiations and shall be free at any time to execute a contract for the sale of the park to a party or parties other than the home owners or the association.

(3)(a) As used in subsections (1) and (2), the term “notify” means the placing of a notice in the United States mail addressed to the officers of the homeowners’ association. Each such notice shall be deemed to have been given upon the deposit of the notice in the United States mail.

(b) As used in subsection (1), the term “offer” means any solicitation by the park owner to the general public.

(4) This section does not apply to:

(a) Any sale or transfer to a person who would be included within the table of descent and distribution if the park owner were to die intestate.

(b) Any transfer by gift, devise, or operation of law.

(c) Any transfer by a corporation to an affiliate. As used herein, the term “affiliate” means any shareholder of the transferring corporation; any corporation or entity owned or controlled, directly or indirectly, by the transferring corporation; or any other corporation or entity owned or controlled, directly or indirectly, by any shareholder of the transferring corporation.

(d) Any transfer by a partnership to any of its partners.

(e) Any conveyance of an interest in a mobile home park incidental to the financing of such mobile home park.

(f) Any conveyance resulting from the foreclosure of a mortgage, deed of trust, or other instrument encumbering a mobile home park or any deed given in lieu of such foreclosure.

(g) Any sale or transfer between or among joint tenants or tenants in common owning a mobile home park.

(h) Any exchange of a mobile home park for other real property, whether or not such exchange also involves the payment of cash or other boot.

(i) The purchase of a mobile home park by a governmental entity under its powers of eminent domain.

§ 723.075. Homeowners’ associations

(1) In order to exercise the rights of a homeowners’ association as provided in this chapter, the mobile home owners shall form an association in compliance with this section and ss. 723.077, 723.078, and 723.079, which shall be a corporation for profit or not for profit and of which not less than two-thirds of all of the mobile home owners within the park shall have consented, in writing, to become members or shareholders. Upon incorporation of the association, all consenting mobile home owners in the park may become members or shareholders. The term “member” or “shareholder” means a mobile home owner who consents to be bound by the articles of incorporation, bylaws, and policies of the incorporated homeowners’ association. The association may not have a member or shareholder who is not a bona fide owner of a mobile home located in the park. Upon incorporation and service of the notice described in s. 723.076, the association shall become the representative of all the mobile home owners in all matters relating to this chapter, regardless of whether the homeowner is a member of the association.

(2) It is the intent of the Legislature that any homeowners’ association properly created pursuant to chapter 719 prior to the effective date of this act be deemed an association created pursuant to the provisions of this section and have all rights and powers granted under this section and ss. 723.077 and 723.079. Any inconsistency in the provisions of the charter of such previously created homeowners’ association shall be deemed amended to conform herewith.

(3) Notwithstanding subsection (1), if a portion of the park contains concrete block homes occupying lots under 99-year leases, those homeowners may be part of the association and may serve on the board of directors of the association based on the percentage of lots containing concrete block homes to the total number of mobile home lots in the park.
§ 723.076. Incorporation; notification of park owner

(1) Upon receipt of its certificate of incorporation, the homeowners' association shall notify the park owner in writing of such incorporation and shall advise the park owner of the names and addresses of the officers of the homeowners' association by personal delivery upon the park owner's representative as designated in the prospectus or by certified mail, return receipt requested. Thereafter, the homeowners' association shall notify the park owner in writing by certified mail, return receipt requested, of any change of names and addresses of its president or registered agent.

(2) Upon written request by the homeowners' association, the park owner shall notify the homeowners' association by certified mail, return receipt requested, of the name and address of the park owner, the park owner's agent for service of process, and the legal description of the park. Thereafter, in the event of a change in the name or address of the park owner or the park owner's agent for service of process, the park owner shall notify in writing the president or registered agent of the homeowners' association of such change by certified mail, return receipt requested.

(3) The homeowners' association shall file a notice of its right to purchase the mobile home park as set forth in § 723.071. The notice shall contain the name of the association, the name of the park owner, and the address or legal description of the park. The notice shall be recorded with the clerk of the circuit court in the county where the mobile home park is located. Within 10 days of the recording, the homeowners' association shall provide a copy of the recorded notice to the park owner at the address provided by the park owner by certified mail, return receipt requested.

Idaho Code Ann. § 55-2013A

§ 55-2013A. Community resident associations

(1) The residents in a community have the right to organize a resident or homeowner's association to further their mutual interest and to conduct any other business and programs which the association shall determine. Community residents have the right to peacefully assemble and freely associate. Subject to reasonable notice and community facility rules, an association shall have the right to use the facilities of the community to conduct its business and programs including forums for or speeches by public officials or candidates for public office. When an association is organized it shall notify the landlord.

(2) A community resident association formed for the purpose of purchasing a community may give written notification to the landlord of the association's interest in purchasing the community.

(3) For the purpose of notification, the community resident association shall provide the names and addresses of the three (3) designated members or officers of their community association to the landlord annually.

(4) A community resident association that has notified the landlord of its interest to purchase the community may request in writing that it be notified by the landlord if the owner or agent of the owner enters into a listing agreement with a licensed real estate broker to affect the sale of all or part of the community. The landlord shall provide such notification to the three (3) members designated under subsection (3) of this section within fifteen (15) days of the owner entering into the listing agreement.

(5) This section shall not apply to any of the following:
   (a) A governmental entity taking by eminent domain;
   (b) A forced sale pursuant to foreclosure or a deed given in lieu of foreclosure;
   (c) Transfer by gift, devise or operation of law;
   (d) A transfer by a corporation to an affiliate;
   (e) A conveyance incidental to financing the community;
   (f) An exchange of the community for other real property;
   (g) A transfer by a partnership to one (1) or more of its partners;
(h) A sale or transfer to a person who would be an heir, or to a trust the beneficiaries of which would be heirs, of the community owner if the community owner were to die intestate.

**Maine**  
Me. Rev. Stat. tit. 10, § 9094-A

§ 9094-A. Restrictions on sale when a mobile home park is sold

1. **Notice of offer to purchase the mobile home park.** Except as provided in subsection 3, if the owner of a mobile home park receives an offer to purchase the mobile home park and the park owner intends to accept that offer, the owner shall give 45 days’ written notice to tenants of the mobile home park. The notice must indicate that the owner has received an offer to purchase the mobile home park and that the owner intends to accept that offer. During the 45-day notice period, the owner may not execute a contract for the purchase and sale of the mobile home park. The owner must mail by regular mail a separate notice to each park tenant.

2. **Option contract.** Nothing in this subsection prohibits the owner of a mobile home park from obtaining at any time from a buyer an option to sell the mobile home park if:
   
   A. The option does not bind the owner who obtains the option to sell the park to the buyer; and
   
   B. The option of the owner may not be exercised prior to expiration of the 45-day notice provided for in subsection 1.

3. **Exception; no change of use for 2 years.** The owner of a mobile home park may sell the park without notifying tenants in the manner provided by subsection 1 if the purchase and sale agreement for the mobile home park provides for a deed containing a covenant, enforceable by tenants of the mobile home park, that forbids the purchaser from changing the use of the mobile home park for 2 years after the transfer.

4. **Enforcement.** A mobile homeowner, group of mobile homeowners or a mobile homeowners’ association aggrieved by a violation of this section may bring an action in Superior Court against the violator for injunctive relief, damages and attorney’s fees.

5. **Supplemental notice and use restrictions.** Nothing in this section prohibits the owner of a mobile home park from providing notice or establishing use restrictions in addition to those required under this section.

**Massachusetts**  

§ 32R. Sale or lease of manufactured housing community; home owners’ association; notice; right of first refusal

(a) A manufactured housing community owner shall give notice to each resident of the manufactured housing community of any intention to sell or lease all or part of the land on which the community is located for any purpose. Such notice shall be mailed by certified mail, with a simultaneous copy to the attorney general, the director of housing and community development, and the local board of health, within fourteen days after the date on which any advertisement, listing, or public notice is first made that the community is for sale or lease and, in any event, at least forty-five days before the sale or lease occurs; provided, that such notice shall also include notice of tenants’ rights under this section.

(b) Before a manufactured housing community may be sold or leased for any purpose that would result in a change of use or discontinuance, the owner shall notify each resident of the community, with a simultaneous copy to the attorney general, the director of housing and community development, and the local board of health, by certified mail of any bona fide offer for such a sale or lease that the owner intends to accept. Before any other sale or lease other than leases of single lots to individual residents, the owner shall give each resident such a notice of the offer only if more than fifty percent of the tenants residing in such community or an incorporated home owners’ association or group of tenants representing more than fifty percent of the tenants residing in such community notifies the manufactured housing community owner or operator, in writing, that such persons desire to receive information relating to the proposed sale or lease.
Any notice of the offer required to be given under this subsection shall include the price, calculated as a single lump sum amount which reflects the present value of any installment payments offered and of any promissory notes offered in lieu of cash payment or, in the case of an offer to rent, the capitalized value of the annual rent and the terms and conditions of the offer.

(c) A group or association of residents representing at least fifty-one percent of the manufactured home owners residing in the community which are entitled to notice under paragraph (b) shall have the right to purchase, in the case of a third party bona fide offer to purchase that the owner intends to accept, or to lease in the case of a third party bona fide offer to lease that the owner intends to accept, the said community for purposes of continuing such use thereof, provided it (1) submits to the owner reasonable evidence that the residents of at least fifty-one percent of the occupied homes in the community have approved the purchase of the community by such group or association, (2) submits to the owner a proposed purchase and sale agreement or lease agreement on substantially equivalent terms and conditions within forty-five days of receipt of notice of the offer made under subsection (b) of this section, (3) obtains a binding commitment for any necessary financing or guarantees within an additional ninety days after execution of the purchase and sale agreement or lease, and (4) closes on such purchase or lease within an additional ninety days after the end of the ninety-day period under clause (3).

No owner shall unreasonably refuse to enter into, or unreasonably delay the execution or closing on a purchase and sale or lease agreement with residents who have made a bona fide offer to meet the price and substantially equivalent terms and conditions of an offer for which notice is required to be given pursuant to paragraph (b). Failure of the residents to submit such a purchase and sale agreement or lease within the first forty-five day period, to obtain a binding commitment for financing within the additional ninety day period or to close on the purchase or lease within the second ninety-day period, shall serve to terminate the rights of such residents to purchase or lease the manufactured housing community. The time periods herein provided may be extended by agreement. Nothing herein shall be construed to require an owner to provide financing to such residents except to the extent such financing would be provided to the third party offeror in the case of a sale or lease for a use which would result in a change of use or discontinuance or to prohibit an owner from requiring such residents who are offering to lease a community to provide a security deposit, not to exceed the lesser of one-year’s rent or the amount which would have been required to be provided by the third party offeror, to be kept in escrow for such purposes during the term of the lease. A group or association of residents which has the right to purchase hereunder, at its election, may assign its purchase right hereunder to the city, town, housing authority, or agency of the commonwealth for the purpose of continuing the use of the manufactured housing community.

(d) The right of first refusal created herein shall inure to the residents for the time periods hereinbefore provided, beginning on the date of notice to the residents under paragraph (b). The effective period for such right of first refusal shall obtain separately for each substantially different bona fide offer to purchase or lease the community, and for each offer substantially equivalent to an offer made more than three months prior to the later offer; provided however, that in the case of a substantially equivalent offer made by a prospective buyer who has previously made an offer for which notice to residents was required by said paragraph (b), the right of first refusal shall obtain only if such subsequent offer is made more than six months after the earlier offer. The right of first refusal shall not apply with respect to any offer received by the owner for which a notice is not required pursuant to said paragraph (b). No right of first refusal shall apply to a government taking by eminent domain or negotiated purchase, a forced sale pursuant to a foreclosure by an unrelated third party, transfer by gift, devise or operation of law, or a sale to a person who would be an heir at law if there were to be a death intestate of a manufactured housing community owner.

(e) In any instance where the residents of the manufactured housing community are not the successful purchaser or lessee of such manufactured housing community, the seller or lessor of such community shall provide evidence of compliance with this section by filing an affidavit of compliance with the attorney general, the director of housing and community development, the local board of health, and the official records of the county where the property is located within seven days of the sale or lease of the community. Any lease of five years or less shall specifically require that such lessee shall not discontinue or change the use of the manufactured housing community during the term of such lease.
(f) In any instance of a sale or lease for which a notice from the owner of the manufactured housing community is not required to be, and is not, given under paragraph (b) and within one year of such sale or lease the new owner or lessee delivers a notice of change of use or discontinuance under paragraph (8) of section thirty-two L, such notice shall provide each tenant in the manufactured housing community with at least four years prior notice of the effective date of the proposed change of use or discontinuance.

Minnesota
Minn. Stat. §§ 327C.01, 327C.095, 327C.096

§ 327C.01. Definitions

Subd. 8a. Representative acting on behalf of residents. “Representative acting on behalf of residents” means a representative who is authorized to represent residents in the purchase of property for the purposes of this chapter, and has gained that authorization by obtaining the signature of support from at least one resident who is a homeowner-signatory to the home’s lot lease agreement as defined by section 327C.01, subdivision 9, from at least 51 percent of the occupied homes in a manufactured home park. The signature of a resident who is a signatory to the home’s lot lease agreement asserting that they are a resident of that manufactured home park shall be presumptive evidence of the claim that the representative is authorized to act on behalf of the resident and shall be exclusive to only one representative acting on behalf of residents.

§ 327C.095. Park closings

Subdivision 1. Conversion of use; minimum notice.

(a) At least 12 months before the conversion of all or a portion of a manufactured home park to another use, or before closure of a manufactured home park or cessation of use of the land as a manufactured home park, the park owner must prepare a closure statement and provide a copy to the commissioners of health and the housing finance agency, the local planning agency, and a resident of each manufactured home where the residential use is being converted. The closure statement must include the following language in a font no smaller than 14 point: “YOU MAY BE ENTITLED TO COMPENSATION FROM THE MINNESOTA MANUFACTURED HOME RELOCATION TRUST FUND ADMINISTERED BY THE MINNESOTA HOUSING FINANCE AGENCY.” A resident may not be required to vacate until 90 days after the conclusion of the public hearing required under subdivision 4. If a lot is available in another section of the park that will continue to be operated as a park, the park owner must allow the resident to relocate the home to that lot unless the home, because of its size or local ordinance, is not compatible with that lot.

(b) Closure statements issued more than 24 months prior to the park closure must contain a closure date. If the closure does not take place within 24 months and the original statement does not contain a closure date, the statement must be reissued to the commissioners of health and the Housing Finance Agency, the local planning agency, and a resident of each manufactured home where the residential use is being converted.

Subd. 2. Notice of hearing; proposed change in land use. If the planned conversion or cessation of operation requires a variance or zoning change, the local government authority must mail a notice at least ten days before the hearing to a resident of each manufactured home in the park stating the time, place, and purpose of the public hearing. The park owner shall provide the local government authority with a list of the names and addresses of at least one resident of each manufactured home in the park at the time application is made for a variance or zoning change.

Subd. 3. Closure statement. Upon receipt of the closure statement from the park owner, the local planning agency shall submit the closure statement to the governing body of the local government authority and request the governing body to schedule a public hearing. The local government authority must mail a notice at least ten days before the hearing to a resident of each manufactured home in the park stating the time, place, and purpose of the public hearing. The park owner shall provide the local government authority with a list of the names and addresses of at least one resident of each manufactured home in the park at the time the closure statement is submitted to the local planning agency.

Subd. 4. Public hearing; relocation compensation; neutral third party.
(a) Within 90 days after receiving notice of a closure statement, the governing body of the affected local
government authority shall hold a public hearing to review the closure statement and any impact that the
park closing may have on the displaced residents and the park owner. At the time of, and in the notice for,
the public hearing, displaced residents must be informed that they may be eligible for payments from the
Minnesota manufactured home relocation trust fund under section 462A.35 as compensation for reasonable
relocation costs under subdivision 13, paragraphs (a) and (e).

(b) The governing body of the local government authority may also require that other parties, including
the local government authority, but excluding the park owner or its purchaser, involved in the park closing
provide additional compensation to residents to mitigate the adverse financial impact of the park closing
upon the residents.

(c) At the public hearing, the local government authority shall appoint a qualified neutral third party, to be
agreed upon by both the manufactured home park owner and manufactured home owners, whose hourly
cost must be reasonable and paid from the Minnesota manufactured home relocation trust fund. The neutral
third party shall act as a paymaster and arbitrator, with decision-making authority to resolve any questions
or disputes regarding any contributions or disbursements to and from the Minnesota manufactured home
relocation trust fund by either the manufactured home park owner or the manufactured home owners. If the
parties cannot agree on a neutral third party, the local government authority shall determine who shall act as
the neutral third party.

(d) The qualified neutral third party shall be familiar with manufactured housing and the requirements of this
section. The neutral third party shall keep an overall receipts and cost summary together with a detailed
accounting, for each manufactured lot, of the payments received by the manufactured home park owner, and
expenses approved and payments disbursed to the manufactured home owners, pursuant to subdivisions
12 and 13, as well as a record of all services and hours it provided and at what hourly rate it charged to the
Minnesota manufactured home trust fund. This detailed accounting shall be provided to the manufactured
home park owner, the municipality, and the Minnesota Housing Finance Agency to be included in its yearly
October 15 report as required in subdivision 13, paragraph (h), not later than 30 days after the expiration of
the 12-month notice provided in the closure statement.

(e) At the public hearing, the governing body of the local government authority shall determine if any
ordinance was in effect on May 26, 2007, that would provide compensation to displaced residents and
provide this information to the third party neutral to determine the applicable amount of compensation under
subdivision 13, paragraph (f).

Subd. 5. Park conversions. If the planned cessation of operation is for the purpose of converting the part of
the park occupied by the resident to a common interest community pursuant to chapter 515B, the provisions
of section 515B.4-111, except subsection (a), shall apply. The nine-month notice required by this section shall
state that the cessation is for the purpose of conversion and shall set forth the rights conferred by this
subdivision and section 515B.4-111, subsection (b). Not less than 120 days before the end of the nine months,
the park owner shall serve upon the resident a form of purchase agreement setting forth the terms of sale
contemplated by section 515B.4-111, subsection (d). Service of that form shall operate as the notice described
by section 515B.4-111, subsection (a). This subdivision does not apply to the conversion of a manufactured
home park to a common interest community:

(1) that is a cooperative incorporated under chapter 308A or 308B;

(2) in which at least 90 percent of the cooperative’s members are residents of the park at the time of the
conversion; and

(3) that does not require persons who are residents of the park at the time of the conversion to become
members of the cooperative.

Subd. 6. Intent to convert use of park at time of purchase.

(a) Before the execution of an agreement to purchase a manufactured home park, the purchaser must
notify the park owner, in writing, if the purchaser intends to close the manufactured home park or convert
it to another use within one year of the execution of the agreement. If so, the park owner shall provide a resident of each manufactured home with a 45-day written notice of the purchaser’s intent to close the park or convert it to another use and may not enter into a purchase agreement for the sale of the park other than with a representative acting on behalf of residents, until the 45 days have expired. The notice must state that the park owner will promptly provide information on the cash price and the terms and conditions of the purchaser’s offer to residents requesting the information. The notice must be sent by first class mail to a resident of each manufactured home in the park and made available in alternative formats or translations if requested by a resident and the request is a reasonable accommodation due to a disability of an adult resident or because there is not an adult resident who is able to speak the language the notice is provided in. The notice period begins on the postmark date affixed to the notice and ends 45 days after it begins. During the notice period required in this subdivision, a representative acting on behalf of residents shall have the right to make an offer to meet the cash price and to agree to material terms and conditions set forth in the purchaser’s offer and to execute an agreement to purchase the park for the purposes of keeping the park as a manufactured housing community. The park owner must in good faith negotiate a purchase agreement meeting the cash price and the same terms and conditions set forth in the purchaser’s offer except that the seller is not obligated to provide owner financing. For purposes of this section, cash price means the cash price offer or equivalent cash offer as defined in section 500.245, subdivision 1, paragraph (d). The purchase agreement must permit the representative a commercially reasonable due diligence period with access by the representative to all information reasonably necessary to make an informed decision regarding the purchase. The representative may be required to enter into a confidentiality agreement regarding the information.

(b) A representative acting on behalf of residents must provide ten percent of the offer price as earnest money upon gaining the required number of signatures to represent the residents in the purchase of a manufactured home park. The earnest money is refundable after six months; however, the earnest money may become nonrefundable if the representative acting on behalf of residents is unable to complete the purchase, and the original purchaser withdraws the offer during the 45-day period in paragraph (a), and the manufactured home park is sold to another purchaser for a lower price within six months of the notice to residents in paragraph (a), then the park owner will be compensated from the earnest money for the difference between the offer made by the original purchaser and the actual lower purchase price.

(c) In the event of a sale to a representative acting on behalf of residents, the representative must certify to the commissioner of commerce that the property will be preserved as a manufactured home park for ten years from the date of the sale.

Subd. 7. Conversion of use of park after purchase. If the residents of a manufactured home park have not been provided the written notice of intent to close the park required by subdivision 6, the purchaser may not provide residents with the notice required by subdivision 1 until 12 months after the date of purchase. For purposes of this subdivision, the date of purchase is the date of the transfer of the title to the purchaser.


Subd. 9. Effect of noncompliance. If a manufactured home park is finally sold or converted to another use in violation of subdivision 6 or 7, the residents have a right to any remedy provided in section 8.31.

Subd. 10. Exclusion. Subdivisions 6 and 7 do not apply to:

(1) a conveyance of an interest in a manufactured home park incidental to the financing of the manufactured home park;

(2) a conveyance by a mortgagee subsequent to foreclosure of a mortgage or a deed given in lieu of a foreclosure; or

(3) a purchase of a manufactured home park by a governmental entity under its power of eminent domain.

Subd. 11. Affidavit of compliance. After a park is sold, a bona fide purchaser acting in good faith may record an affidavit with the county recorder or registrar of titles in the county in which the park is located certifying compliance with subdivision 6 or that subdivision 6 is not applicable. The affidavit may be used as presumptive evidence of compliance.
Subd. 12. Payment to the Minnesota manufactured home relocation trust fund.

(a) If a manufactured home owner is required to move due to the conversion of all or a portion of a manufactured home park to another use, the closure of a park, or cessation of use of the land as a manufactured home park, the manufactured park owner shall, upon the change in use, pay to the commissioner of management and budget for deposit in the Minnesota manufactured home relocation trust fund under section 462A.35, the lesser amount of the actual costs of moving or purchasing the manufactured home approved by the neutral third party and paid by the Minnesota Housing Finance Agency under subdivision 13, paragraph (a) or (e), or $3,250 for each single section manufactured home, and $6,000 for each multisection manufactured home, for which a manufactured home owner has made application for payment of relocation costs under subdivision 13, paragraph (c). The manufactured home park owner shall make payments required under this section to the Minnesota manufactured home relocation trust fund within 60 days of receipt of invoice from the neutral third party.

(b) A manufactured home park owner is not required to make the payment prescribed under paragraph (a), nor is a manufactured home owner entitled to compensation under subdivision 13, paragraph (a) or (e), if:

(1) the manufactured home park owner relocates the manufactured home owner to another space in the manufactured home park or to another manufactured home park at the park owner’s expense;

(2) the manufactured home owner is vacating the premises and has informed the manufactured home park owner or manager of this prior to the mailing date of the closure statement under subdivision 1;

(3) a manufactured home owner has abandoned the manufactured home, or the manufactured home owner is not current on the monthly lot rental, personal property taxes;

(4) the manufactured home owner has a pending eviction action for nonpayment of lot rental amount under section 327C.09, which was filed against the manufactured home owner prior to the mailing date of the closure statement under subdivision 1, and the writ of recovery has been ordered by the district court;

(5) the conversion of all or a portion of a manufactured home park to another use, the closure of a park, or cessation of use of the land as a manufactured home park is the result of a taking or exercise of the power of eminent domain by a governmental entity or public utility; or

(6) the owner of the manufactured home is not a resident of the manufactured home park, as defined in section 327C.01, subdivision 9; the owner of the manufactured home is a resident, but came to reside in the manufactured home park after the mailing date of the closure statement under subdivision 1; or the owner of the manufactured home has not paid the $15 assessment when due under paragraph (c).

(c) If the unencumbered fund balance in the manufactured home relocation trust fund is less than $2,000,000 as of June 30 of each year, the commissioner of management and budget shall assess each manufactured home park owner by mail the total amount of $15 for each licensed lot in their park, payable on or before December 15 of that year. Failure to notify and timely assess the manufactured home park owner by July 31 of any year shall waive the assessment and payment obligations of the manufactured home park owner for that year. Together with said assessment notice, each year the commissioner of management and budget shall prepare and distribute to park owners a letter explaining whether funds are being collected for that year, information about the collection, an invoice for all licensed lots, a notice for distribution to the residents, and a sample form for the park owners to collect information on which park residents and lots have been accounted for. In a font no smaller than 14-point, the notice provided by management and budget for distribution to residents by the park owner will include the payment deadline of November 30 and the following language: ‘THIS IS NOT AN OPTIONAL FEE. IF YOU OWN A MANUFACTURED HOME ON A LOT YOU RENT IN A MANUFACTURED HOME PARK, AND YOU RESIDE IN THAT HOME, YOU MUST PAY WHEN PROVIDED NOTICE.” If assessed under this paragraph, the park owner may recoup the cost of the $15 assessment as a lump sum or as a monthly fee of no more than $1.25 collected from park residents together with monthly lot rent as provided in section 327C.03, subdivision 6. If, by September 15, a park owner provides the notice to residents for the $15 lump sum, a park owner may adjust payment for lots in their park that are vacant or otherwise not eligible for contribution to the trust fund under section 327C.095, subdivision 12, paragraph (b), and for park residents who have not paid the $15 assessment when due to the park owner by November 30, and deduct from the assessment accordingly. The commissioner of management and
budget shall deposit any payments in the Minnesota manufactured home relocation trust fund and provide to
the Minnesota Housing Finance Agency by December 31, a record for each manufactured home park of the
amount received for that park and the number of deductions made for each of the following reasons: vacant
 lots, ineligible lots, and uncollected fees.

(d) This subdivision and subdivision 13, paragraph (c), clause (5), are enforceable by the neutral third party, on
behalf of the Minnesota Housing Finance Agency, or by action in a court of appropriate jurisdiction. The court
may award a prevailing party reasonable attorney fees, court costs, and disbursements.

Subd. 13. Change in use, relocation expenses; payments by park owner.

(a) If a manufactured home owner is required to relocate due to the conversion of all or a portion of a
manufactured home park to another use, the closure of a manufactured home park, or cessation of use of
the land as a manufactured home park under subdivision 1, and the manufactured home owner complies with
the requirements of this section, the manufactured home owner is entitled to payment from the Minnesota
manufactured home relocation trust fund equal to the manufactured home owner’s actual relocation costs
for relocating the manufactured home to a new location within a 50-mile radius of the park that is being
closed, up to a maximum of $7,000 for a single-section and $12,500 for a multisection manufactured home.
The actual relocation costs must include the reasonable cost of taking down, moving, and setting up the
manufactured home, including equipment rental, utility connection and disconnection charges, minor repairs,
modifications necessary for transportation of the home, necessary moving permits and insurance, moving
costs for any appurtenances, which meet applicable local, state, and federal building and construction codes.

(b) A manufactured home owner is not entitled to compensation under paragraph (a) if the manufactured
home park owner is not required to make a payment to the Minnesota manufactured home relocation trust
fund under subdivision 12, paragraph (b).

(c) Except as provided in paragraph (e), in order to obtain payment from the Minnesota manufactured home
relocation trust fund, the manufactured home owner shall submit to the neutral third party and the Minnesota
Housing Finance Agency, with a copy to the park owner, an application for payment, which includes:

1. a copy of the closure statement under subdivision 1;
2. a copy of the contract with a moving or towing contractor, which includes the relocation costs for
relocating the manufactured home;
3. a statement with supporting materials of any additional relocation costs as outlined in subdivision 1;
4. a statement certifying that none of the exceptions to receipt of compensation under subdivision 12,
paragraph (b), apply to the manufactured home owner;
5. a statement from the manufactured park owner that the lot rental is current and that the annual $15
payment to the Minnesota manufactured home relocation trust fund has been paid when due; and
6. a statement from the county where the manufactured home is located certifying that personal property
taxes for the manufactured home are paid through the end of that year.

(d) The neutral third party shall promptly process all payments for completed applications within 14 days. If the
neutral third party has acted reasonably and does not approve or deny payment within 45 days after receipt
of the information set forth in paragraph (c), the payment is deemed approved. Upon approval and request
by the neutral third party, the Minnesota Housing Finance Agency shall issue two checks in equal amount for
50 percent of the contract price payable to the mover and towing contractor for relocating the manufactured
home in the amount of the actual relocation cost, plus a check to the home owner for additional certified
costs associated with third-party vendors, that were necessary in relocating the manufactured home. The
moving or towing contractor shall receive 50 percent upon execution of the contract and 50 percent
upon completion of the relocation and approval by the manufactured home owner. The moving or towing
contractor may not apply the funds to any other purpose other than relocation of the manufactured home
as provided in the contract. A copy of the approval must be forwarded by the neutral third party to the park
owner with an invoice for payment of the amount specified in subdivision 12, paragraph (a).
(e) In lieu of collecting a relocation payment from the Minnesota manufactured home relocation trust fund under paragraph (a), the manufactured home owner may collect an amount from the fund after reasonable efforts to relocate the manufactured home have failed due to the age or condition of the manufactured home, or because there are no manufactured home parks willing or able to accept the manufactured home within a 25-mile radius. A manufactured home owner may tender title of the manufactured home to the manufactured home park owner, and collect an amount to be determined by an independent appraisal. The appraiser must be agreed to by both the manufactured home park owner and the manufactured home owner. If the appraised market value cannot be determined, the tax market value, averaged over a period of five years, can be used as a substitute. The maximum amount that may be reimbursed under the fund is $8,000 for a single-section and $14,500 for a multisection manufactured home. The minimum amount that may be reimbursed under the fund is $2,000 for a single section and $4,000 for a multisection manufactured home. The manufactured home owner shall deliver to the manufactured home park owner the current certificate of title to the manufactured home duly endorsed by the owner of record, and valid releases of all liens shown on the certificate of title, and a statement from the county where the manufactured home is located evidencing that the personal property taxes have been paid. The manufactured home owner’s application for funds under this paragraph must include a document certifying that the manufactured home cannot be relocated, that the lot rental is current, that the annual $15 payments to the Minnesota manufactured home relocation trust fund have been paid when due, that the manufactured home owner has chosen to tender title under this section, and that the park owner agrees to make a payment to the commissioner of management and budget in the amount established in subdivision 12, paragraph (a), less any documented costs submitted to the neutral third party, required for demolition and removal of the home, and any debris or refuse left on the lot, not to exceed $1,500. The manufactured home owner must also provide a copy of the certificate of title endorsed by the owner of record, and certify to the neutral third party, with a copy to the park owner, that none of the exceptions to receipt of compensation under subdivision 12, paragraph (b), clauses (1) to (6), apply to the manufactured home owner, and that the home owner will vacate the home within 60 days after receipt of payment or the date of park closure, whichever is earlier, provided that the monthly lot rent is kept current.

(f) Notwithstanding paragraph (a), the manufactured home owner’s compensation for relocation costs from the fund under section 462A.35, is the greater of the amount provided under this subdivision, or the amount under the local ordinance in effect on May 26, 2007, that is applicable to the manufactured home owner. Nothing in this paragraph is intended to increase the liability of the park owner.

(g) Neither the neutral third party nor the Minnesota Housing Finance Agency shall be liable to any person for recovery if the funds in the Minnesota manufactured home relocation trust fund are insufficient to pay the amounts claimed. The Minnesota Housing Finance Agency shall keep a record of the time and date of its approval of payment to a claimant.

(h)(1) By October 15, 2019, the Minnesota Housing Finance Agency shall post on its website and report to the chairs of the senate Finance Committee and house of representatives Ways and Means Committee on the Minnesota manufactured home relocation trust fund, including the account balance, payments to claimants, the amount of any advances to the fund, the amount of any insufficiencies encountered during the previous calendar year, and any itemized administrative charges or expenses deducted from the trust fund balance. If sufficient funds become available, the Minnesota Housing Finance Agency shall pay the manufactured home owner whose unpaid claim is the earliest by time and date of approval.

(2) Beginning in 2019, the Minnesota Housing Finance Agency shall post on its website and report to the chairs of the senate Finance Committee and house of representatives Ways and Means Committee by October 15 of each year on the Minnesota manufactured home relocation trust fund, including the aggregate account balance, the aggregate assessment payments received, summary information regarding each closed park including the total payments to claimants and payments received from each closed park, the amount of any advances to the fund, the amount of any insufficiencies encountered during the previous fiscal year, reports of neutral third parties provided pursuant to subdivision 4, and any itemized administrative charges or expenses deducted from the trust fund balance, all of which should be reconciled to the previous year’s trust fund balance. If sufficient funds become available, the Minnesota Housing Finance Agency shall pay the manufactured home owner whose unpaid claim is the earliest by time and date of approval.
Subd. 14. Payment adjustment for smaller manufactured home parks. The total contribution to the fund under section 462A.35 paid by the park owner under subdivision 12, paragraph (a), must not exceed 20 percent of the sale price, or if no sale price is available, the assessed value of the manufactured home park, except that if the sale price, or, if there is no sale price, the assessed value, is:

(1) less than $100,000, the manufactured home park owner's contribution to the fund must not exceed five percent of the sale price of the manufactured home park;

(2) less than $200,000, the owner's contribution to the fund must not exceed eight percent of the sale price of the manufactured home park;

(3) less than $300,000, the owner's contribution to the fund must not exceed ten percent of the sale price of the manufactured home park; and

(4) less than $500,000, the owner's contribution to the fund must not exceed 15 percent of the sale price of the manufactured home park.

Subd. 15. Preemption of local ordinances. Sections 327C.095, subdivisions 1, 4, and 12 to 16; 462A.21, subdivision 31; and 462A.35 preempt and supersede a township, county, or statutory or home rule charter city ordinance relating to the relocation or buyout payments paid due to a change of use or closure of manufactured home communities. A township, county, or statutory or home rule charter city must not adopt an ordinance requiring more compensation by the manufactured home park owners or its purchaser than what is provided for in this statute.

Subd. 16. Reporting of licensed manufactured home parks. The Department of Health or, if applicable, local units of government that have entered into a delegation of authority agreement with the Department of Health as provided in section 145A.07 shall provide, by March 31 of each year, a list of names and addresses of the manufactured home parks licensed in the previous year, and for each manufactured home park, the current licensed owner, the owner's address, the number of licensed manufactured home lots, and other data as they may request for the Department of Management and Budget to invoice each licensed manufactured home park in Minnesota.

§ 327C.096. Notice of sale

When a park owner offers to sell a manufactured home park to the public through advertising in a newspaper or by listing the park with a real estate broker licensed by the department of commerce, the owner must provide concurrent written notice to a resident of each manufactured home in the park that the park is being offered for sale. Written notice provided once within a one-year period satisfies the requirement under this section. The notice provided by the park owner to a resident of each manufactured home does not grant any property rights in the park and is for informational purposes only. This section does not apply in the case of a taking by eminent domain, a transfer by a corporation to an affiliate, a transfer by a partnership to one or more of its partners, or a sale or transfer to a person who would be an heir of the owner if the owner were to die intestate. If at any time a manufactured home park owner receives an unsolicited bona fide offer to purchase the park that the owner intends to consider or make a counter offer to, the owner is under no obligation to notify the residents as required under this section.

Montana


§ 15-31-163. Capital gain exclusion from sale of mobile home park

(1) The following amount of the gain recognized from the sale or exchange of a mobile home park as defined in 70-33-103 is excluded from adjusted gross income or gross income under chapter 30 or 31:

(a) 100% of the recognized gain for a mobile home park with 50 or fewer lots; or

(b) 50% of the recognized gain for a mobile home park with more than 50 lots.

(2) To qualify for the exclusion under this section, the sale must be made to:

(a) a tenants' association or a mobile home park residents' association;
(b) a nonprofit organization under section 501(c)(3) of the Internal Revenue Code that purchases a mobile home park on behalf of tenants’ association or mobile home park residents’ association;

(c) a county housing authority created under Title 7, chapter 15, part 21; or

(d) a municipal housing authority created under Title 7, chapter 15, parts 44 and 45.

(3) A corporation, an individual, a partnership, an S. corporation, or a disregarded entity qualifies for the exclusion under this section. If the exclusion allowed under this section is taken by a partnership, an S. corporation, or a disregarded entity, the exclusion must be attributed to shareholders, partners, or other owners, using the same proportion used to report the partnership’s, S. corporation’s, or disregarded entity’s income or loss for Montana income tax purposes.

(4) For the purpose of this section, “tenants’ association” or “mobile home park residents’ association” means a group of six or more tenants who reside in a mobile home park, have organized for the purpose of eventual purchase of the mobile home park, have established bylaws of the association, and have obtained the approval by vote of at least 51% of the residents of the mobile home park to purchase the mobile home park.

(5) Property subject to an income or corporate tax exclusion under this section is not eligible for a property tax exemption under Title 15, chapter 6, part 2, while the property is used as a mobile home park.

§ 15-30-2110. Adjusted gross income

* * * *

(2) Notwithstanding the provisions of the Internal Revenue Code, adjusted gross income does not include the following, which are exempt from taxation under this chapter:

* * * *

(r) the amount of the gain recognized from the sale or exchange of a mobile home park as provided in [15-31-163].

Nevada

§ 118B.173. Notice of listing of park for sale; entitlement to notice

1. Any landlord who lists a manufactured home park or any part of a manufactured home park for sale with a licensed real estate broker shall, not less than 10 days nor more than 30 days before listing the park for sale, mail written notice of that listing to any association of tenants of the park that requested the notice. A landlord is not required to provide notice of a listing for sale that is not initiated by the owner of the park or his authorized agent.

2. To receive the notice required by subsection 1, an association of tenants of a manufactured home park shall:

(a) Submit to the landlord a written request for that notice;

(b) Furnish the landlord with a written list of the names and addresses of three members of the association; and

(c) Give written notice to the landlord that the tenants of the park are interested in buying the park and renew that notice at least once each year after the initial notice.

3. The provisions of this section do not apply to a corporate cooperative park.

§ 118B.177. Obligations of landlord before closure of park: Financial liability; notices; restrictions regarding increase in rent; resident impact statement

1. If a landlord closes a manufactured home park, or if a landlord is forced to close a manufactured home park because of a valid order of a state or local governmental agency or court requiring the closure of the manufactured home park permanently for health or safety reasons, the landlord shall pay the amounts required by subsections 3, 4 and 5.
2. At the time of providing notice of the closure of the park, a landlord shall provide to each tenant:
   (a) The address and telephone number of the Division;
   (b) Any list published by the Division setting forth the names of licensed transporters of manufactured homes approved by the Division; and
   (c) Any list published by the Division setting forth the names of mobile home parks within 150 miles that have reported having vacant spaces.

3. If the tenant chooses to move the manufactured home:
   (a) The tenant shall, within 75 days after receiving notice of the closure, notify the landlord in writing of the tenant’s election to move the manufactured home; and
   (b) The landlord shall pay to the tenant:
      (1) The cost of moving each tenant’s manufactured home and its appurtenances to a new location in this State or another state within 150 miles from the manufactured home park; or
      (2) If the new location is more than 150 miles from the manufactured home park, the cost of moving the manufactured home for the first 150 miles, including fees for inspection, any deposits for connecting utilities and the cost of taking down, moving, setting up and leveling the manufactured home and its appurtenances in the new lot or park.

4. If the landlord is unable to move a shed, due to its physical condition, that belongs to a tenant who has elected to have the landlord move his or her manufactured home, the landlord shall pay the tenant $250 as reimbursement for the shed. Each tenant may receive only one payment of $250 even if more than one shed is owned by the tenant.

5. If the tenant chooses not to move the manufactured home, the manufactured home cannot be moved without being structurally damaged or there is no manufactured home park within 150 miles that is willing to accept the manufactured home, the landlord:
   (a) May remove and dispose of the manufactured home; and
   (b) Shall pay to the tenant the fair market value of the manufactured home.

6. Written notice of any closure must be served timely on each:
   (a) Tenant in the manner provided in NRS 40.280, giving the tenant at least 180 days after the date of the notice before the tenant is required to move his or her manufactured home from the lot.
   (b) Prospective tenant by:
      (1) Handing each prospective tenant or his or her agent a copy of the written notice; and
      (2) Maintaining a copy of the written notice at the entrance of the manufactured home park.

7. For the purposes of this section, the fair market value of a manufactured home must be determined as follows:
   (a) A dealer licensed pursuant to chapter 489 of NRS who is a certified appraiser and who is selected jointly by the landlord or his or her agent and the tenant shall make the determination.
   (b) If there are insufficient dealers licensed pursuant to chapter 489 of NRS who are certified appraisers for the purposes of paragraph (a), a person who possesses the qualifications pursuant to the Appraiser Qualifications for Manufactured Homes Classified as Personal Property as set forth in section 8-3 of Valuation Analysis for Single Family One- to Four-Unit Dwellings, HUD Directive Number 4150.2 CHG-1, of the United States Department of Housing and Urban Development, and who is selected jointly by the landlord or his or her agent and the tenant shall make the determination.
   (c) If there are insufficient persons available for the purposes of paragraphs (a) and (b) or if the landlord or his or her agent and the tenant cannot agree pursuant to paragraphs (a) and (b), the landlord or his or
her agent or the tenant may request the Administrator to, and the Administrator shall, appoint a dealer licensed pursuant to chapter 489 of NRS or a certified appraiser who shall make the determination.

8. The landlord shall pay the costs associated with determining the fair market value of a manufactured home and the cost of removing and disposing of a manufactured home pursuant to subsection 5.

9. A landlord shall not increase the rent of a tenant after notice is served on the tenant as required by subsection 6.

10. If a landlord begins the process of closing a manufactured home park, the landlord shall comply with the provisions of NRS 118B.184 concerning the submission of a resident impact statement.

11. As used in this section, “timely” means not later than 3 days after the landlord learns of a closure.

§ 118B.180. Obligations of landlord for conversion of park into lots: Notices; offers to sell lots; Financial liability; resident impact statement

1. A landlord may convert an existing manufactured home park into individual manufactured home lots for sale to manufactured home owners if the change is approved by the appropriate local zoning board, planning commission or governing body. In addition to any other reasons, a landlord may apply for such approval if the landlord is forced to close the manufactured home park because of a valid order of a state or local governmental agency or court requiring the closure of the manufactured home park for health or safety reasons.

2. The landlord may undertake a conversion pursuant to this section only if:
   (a) The landlord gives notice in writing to the Division and each tenant within 5 days after the landlord files his or her application for the change in land use with the local zoning board, planning commission or governing body;
   (b) The landlord offers, in writing, to sell the lot to the tenant at the same price the lot will be offered to the public and holds that offer open for at least 90 days or until the landlord receives a written rejection of the offer from the tenant, whichever occurs earlier;
   (c) The landlord does not sell the lot to a person other than the tenant for 90 days after the termination of the offer required pursuant to paragraph (b) at a price or on terms that are more favorable than the price or terms offered to the tenant;
   (d) If a tenant does not exercise his or her option to purchase the lot pursuant to paragraph (b), the landlord pays:
      (1) The cost of moving the tenant’s manufactured home and its appurtenances to a comparable location in this State or another state within 150 miles from the manufactured home park; or
      (2) If the new location is more than 150 miles from the manufactured home park, the cost of moving the manufactured home for the first 150 miles, including fees for inspection, any deposits for connecting utilities and the cost of taking down, moving, setting up and leveling his or her manufactured home and its appurtenances in the new lot or park;
   (e) After the landlord is granted final approval of the change by the appropriate local zoning board, planning commission or governing body, notice in writing is served on each tenant in the manner provided in NRS 40.280, giving the tenant at least 180 days after the date of the notice before the tenant is required to move his or her manufactured home from the lot; and
   (f) The landlord complies with the provisions of NRS 118B.184 concerning the submission of a resident impact statement.

3. At the time of providing notice of the conversion of the park pursuant to this section, a landlord shall provide to each tenant:
   (a) The address and telephone number of the Division;
   (b) Any list published by the Division setting forth the names of licensed transporters of manufactured homes approved by the Division; and
(c) Any list published by the Division setting forth the names of mobile home parks within 150 miles that have reported having vacant spaces.

4. If the landlord is unable to move a shed, due to its physical condition, that belongs to a tenant who has elected to have the landlord move his or her manufactured home, the landlord shall pay the tenant $250 as reimbursement for the shed. Each tenant may receive only one payment of $250 even if more than one shed is owned by the tenant.

5. If a tenant chooses not to move the manufactured home, the manufactured home cannot be moved without being structurally damaged or there is no manufactured home park within 150 miles that is willing to accept the manufactured home, the landlord:

   (a) May remove and dispose of the manufactured home; and

   (b) Shall pay to the tenant the fair market value of the manufactured home.

6. Notice sent pursuant to paragraph (a) of subsection 2 or an offer to sell a manufactured home lot to a tenant required pursuant to paragraph (b) of subsection 2 does not constitute notice of termination of the tenancy.

7. Upon the sale of a manufactured home lot and a manufactured home which is situated on that lot, the landlord shall indicate what portion of the purchase price is for the manufactured home lot and what portion is for the manufactured home.

8. For the purposes of this section, the fair market value of a manufactured home must be determined as follows:

   (a) A dealer licensed pursuant to chapter 489 of NRS who is a certified appraiser and who is selected jointly by the landlord or his or her agent and the tenant shall make the determination.

   (b) If there are insufficient dealers licensed pursuant to chapter 489 of NRS who are certified appraisers available for the purposes of paragraph (a), a person who possesses the qualifications pursuant to the Appraiser Qualifications for Manufactured Homes Classified as Personal Property as set forth in section 8-3 of Valuation Analysis for Single Family One- to Four-Unit Dwellings, HUD Directive Number 4150.2 CHG-1, of the United States Department of Housing and Urban Development, and who is selected jointly by the landlord or his or her agent and the tenant shall make the determination.

   (c) If there are insufficient persons available for the purposes of paragraphs (a) and (b) or if the landlord or his or her agent and the tenant cannot agree pursuant to paragraphs (a) and (b), the landlord or his or her agent or the tenant may request the Administrator to, and the Administrator shall, appoint a dealer licensed pursuant to chapter 489 of NRS or a certified appraiser who shall make the determination.

9. The landlord shall pay the costs associated with determining the fair market value of a manufactured home and the cost of removing and disposing of a manufactured home pursuant to subsection 5.

10. The provisions of this section do not apply to a corporate cooperative park

§ 1188.183. Obligations of landlord for conversion of park to other use: Notices; financial liability; restrictions regarding increase in rent

1. A landlord may convert an existing manufactured home park to any other use of the land if the change is approved by the appropriate local zoning board, planning commission or governing body. In addition to any other reasons, a landlord may apply for such approval if the landlord is forced to close the manufactured home park because of a valid order of a state or local governmental agency or court requiring the closure of the manufactured home park for health or safety reasons.

2. The landlord may undertake a conversion pursuant to this section only if:

   (a) The landlord gives notice in writing to the Division and each tenant within 5 days after the landlord files his or her application for the change in land use with the local zoning board, planning commission or governing body;

   (b) The landlord pays the amounts required by subsections 4, 5 and 6;
(c) After the landlord is granted final approval of the change by the appropriate local zoning board, planning commission or governing body, written notice is served on each tenant in the manner provided in NRS 40.280, giving the tenant at least 180 days after the date of the notice before the tenant is required to move his or her manufactured home from the lot; and

(d) The landlord complies with the provisions of NRS 118B.184 concerning the submission of a resident impact statement.

3. At the time of providing notice of the conversion of the park pursuant to this section, a landlord shall provide to each tenant:

   (a) The address and telephone number of the Division;

   (b) Any list published by the Division setting forth the names of licensed transporters of manufactured homes approved by the Division; and

   (c) Any list published by the Division setting forth the names of mobile home parks within 150 miles that have reported having vacant spaces.

4. If the tenant chooses to move the manufactured home:

   (a) The tenant shall, within 75 days after receiving notice of the conversion, notify the landlord in writing of the tenant’s election to move the manufactured home; and

   (b) The landlord shall pay to the tenant:

       (1) The cost of moving the tenant’s manufactured home and its appurtenances to a new location in this State or another state within 150 miles from the manufactured home park; or

       (2) If the new location is more than 150 miles from the manufactured home park, the cost of moving the manufactured home for the first 150 miles, including fees for inspection, any deposits for connecting utilities and the cost of taking down, moving, setting up and leveling his or her manufactured home and its appurtenances in the new lot or park.

5. If the landlord is unable to move a shed, due to its physical condition, that belongs to a tenant who has elected to have the landlord move his or her manufactured home, the landlord shall pay the tenant $250 as reimbursement for the shed. Each tenant may receive only one payment of $250 even if more than one shed is owned by the tenant.

6. If the tenant chooses not to move the manufactured home, the manufactured home cannot be moved without being structurally damaged or there is no manufactured home park within 150 miles that is willing to accept the manufactured home, the landlord:

   (a) May remove and dispose of the manufactured home; and

   (b) Shall pay to the tenant the fair market value of the manufactured home.

7. A landlord shall not increase the rent of any tenant:

   (a) For 180 days before filing an application for a change in land use, permit or variance affecting the manufactured home park; or

   (b) At any time after filing an application for a change in land use, permit or variance affecting the manufactured home park unless:

       (1) The landlord withdraws the application or the appropriate local zoning board, planning commission or governing body denies the application; and

       (2) The landlord continues to operate the manufactured home park after the withdrawal or denial.

8. For the purposes of this section, the fair market value of a manufactured home must be determined as follows:

   (a) A dealer licensed pursuant to chapter 489 of NRS who is a certified appraiser and who is selected jointly by the landlord or his or her agent and the tenant shall make the determination.
(b) If there are insufficient dealers licensed pursuant to chapter 489 of NRS who are certified appraisers available for the purposes of paragraph (a), a person who possesses the qualifications pursuant to the Appraiser Qualifications for Manufactured Homes Classified as Personal Property as set forth in section 8-3 of Valuation Analysis for Single Family One- to Four-Unit Dwellings, HUD Directive Number 4150.2 CHG-1, of the United States Department of Housing and Urban Development, and who is selected jointly by the landlord or his or her agent and the tenant shall make the determination.

(c) If there are insufficient persons available for the purposes of paragraphs (a) and (b) or if the landlord or his or her agent and the tenant cannot agree pursuant to paragraphs (a) and (b), the landlord or his or her agent or the tenant may request the Administrator to, and the Administrator shall, appoint a dealer licensed pursuant to chapter 489 of NRS or a certified appraiser who shall make the determination.

9. The landlord shall pay the costs associated with determining the fair market value of a manufactured home and the cost of removing and disposing of a manufactured home pursuant to subsection 6.

10. The provisions of this section do not apply to a corporate cooperative park.

New Hampshire

§ 205-A:21. Notice required before sale

I. No manufactured housing park owner shall make a final unconditional acceptance of any offer for the sale or transfer of a manufactured housing park without first giving 60 days’ notice:

(a) To each tenant:

(1) That the owner intends to sell the manufactured housing park; and

(2) Of the price, terms and conditions of an acceptable offer the park owner has received to sell the park or the price, terms and conditions for which the park owner intends to sell the park. This notice shall include a copy of the signed written offer which sets forth a description of the property to be purchased and the price, terms and conditions of the acceptable offer.

(b) To the New Hampshire housing finance authority that the owner intends to sell the manufactured housing park.

II. During the notice period required under paragraph I, the manufactured housing park owner shall consider any offer received from the tenants or a tenants’ association, if any, and the owner shall negotiate in good faith with the tenants concerning a potential purchase. If during the notice period, the tenants decide to make an offer to purchase the manufactured housing park, such offer shall be evidenced by a purchase and sale agreement; however, the tenants shall have a reasonable time beyond the 60-day period, if necessary, to obtain financing for the purchase.

III. The notice required by paragraph I shall be served by certified mail, return receipt requested, to each tenant at such tenant’s abode and to the New Hampshire housing finance authority at its main office. A receipt from the United States Postal Service that is signed by any adult member of the household to which it was mailed, or a notation on the letter that the letter was refused by any adult member of the tenant household, or that the addressee no longer resides there, or that the letter was returned to the post office unclaimed, shall constitute a conclusive presumption that service was made in any court action in this state. A receipt from the United States Postal Service that is signed by an employee of the New Hampshire housing finance authority shall constitute a conclusive presumption that service was made on the authority in any court action in this state.

§ 205-A:22. Penalty

I. The owner of a manufactured housing park who sells or transfers a park and willfully fails to comply with RSA 205-A:21 shall be liable to the tenants in the amount of $10,000 or 10 percent of the total sales price. The total of damages to all tenants, in the aggregate, shall not exceed $10,000 or 10 percent, whichever is greater, of the total sales price. This civil penalty shall constitute the sole and exclusive remedy for violation
of RSA 205-A:21 and the failure by a park owner to comply with said section shall not affect the validity of any sale or transfer of title nor shall such noncompliance constitute grounds to set aside a sale or transfer in any court proceedings. Nothing in this section shall be deemed to permit a tenant to attach the real estate for the penalty established by this section.

II. Lack of knowledge of this section by a park owner shall not be deemed to be a defense to an action for damages based on failure to comply with RSA 205-A:21.

§ 205-A:23. Exceptions

Notwithstanding the provisions of RSA 205-A:21, the owner of a manufactured housing park shall not be required to give notice to the tenants if:

I. A bank, mortgage company, or any other mortgagee has foreclosed on the park and said mortgagee:
   (a) Is selling the park at a foreclosure sale; or
   (b) Is selling the park after having purchased the park at a foreclosure sale.

II. The sale or transfer is to a family member of the owner or to a trust, the beneficiaries of which are family members of the owner.

III. The sale or transfer is by a partnership to one or more of its partners.

IV. The conveyance of an interest in the park is incidental to the financing of such park.

V. The sale or transfer is between joint tenants or tenants in common.

VI. The sale is pursuant to eminent domain.


I. A park owner may, as shall be appropriate under the circumstances, record in the registry of deeds of the county in which the park is located an affidavit in which the park owner certifies that:
   (a) The park owner has complied with the requirements of RSA 205-A:21.
   (b) The sale or transfer of the park is exempted from this chapter pursuant to RSA 205-A:23.

II. Any party acquiring an interest in a manufactured housing park, and any and all title insurance companies and attorneys preparing, furnishing, or examining any evidence of title, shall have the absolute right to rely on the truth and accuracy of all statements appearing in such affidavit, and shall be under no obligation to inquire further as to any matter or fact relating to the park owner’s compliance with the provisions of this section. It is the purpose and intention of this paragraph to preserve the marketability of title to manufactured housing parks, and, accordingly, the provisions hereof shall be liberally construed in order that all persons may rely on the record title to manufactured housing parks.

New Jersey


§ 46:8C-11. Landowner to notify homeowners’ association of offer to sell; right of purchase

a. If a private residential leasehold community landowner offers private residential leasehold community land for sale, he shall notify the board of directors of the homeowners’ association created pursuant to this act of his offer, stating the price and the terms and conditions of sale.

b. The affected homeowners, by and through an association duly formed in accordance with section 6 of this act, [§ 46:86-15] shall have the right to purchase such land, provided two-thirds of the unit owners in the private residential leasehold community have approved the purchase, and further provided that the homeowners meet the price and terms and conditions of the private residential leasehold community landowner by executing a contract with the landowner within 45 days of being notified under subsection a., except as an extension of time may be mutually agreed upon by the landowner and the association; provided, however, that if there is no homeowners’ association at the time a private residential leasehold community landowner offers private residential leasehold community land for sale and the landowner notifies
homeowners individually as required under subsection b. of section 6 of this act, the period within which the terms and conditions of the private residential leasehold community landowner may be met by execution of a contract between the landowner and a homeowners’ association shall be 60 days from the date of the notification of individual homeowners and at any time after notification to the landowner that a homeowners’ association has been formed, in accordance with the provisions of subsection a. of section 7 of this act. If a contract between the landowner and the association is not executed within that extension period, then, unless the landowner thereafter elects to offer the land at the same price or at a lower price than specified in his notice to the directors or trustees of the association, he shall have no further obligations under this subsection, and his only obligation shall be as set forth in section 3 of this act. [§ 46:8C-16] If a contract between the landowner and the association is not executed within that extension period, then, unless the landowner thereafter elects to offer the land at the same price or at a lower price than specified in his notice to the directors or trustees of the association, he shall have no further obligations under this subsection, and his only obligation shall be as set forth in section 3 of this act. [§ 46:8C-12]

c. If the landowner thereafter elects to offer the land at the same price or at a lower price than specified in his notice to the directors or trustees of the association pursuant to subsection a. of this section, the homeowners, by and through the association, shall have an additional 10 days after receipt of that offer to meet the price and terms of conditions of the landowner by executing a contract; provided, however, that if more than three months have elapsed since the receipt by the homeowners’ association of the previous offer to sell the land under this subsection, the association shall have 30 days after receipt of the subsequent offer to meet the price and terms of conditions of the landowner by executing a contract.

§ 46:8C-12. Notification by private residential leasehold community landowner of receipt of bona fide offer to purchase; negotiation committee; consent required to constitute contract of sale

a. If a private residential leasehold community landowner receives a bona fide offer to purchase the land that he intends to consider or make a counter-offer to, he shall notify the directors or trustees of the homeowners’ association within 10 business days of receiving the offer, if such an association has been formed in accordance with the provisions of sections 6 through 8 of this act [§§ 46:8C-15 to 46:8C-17], that he has received the offer. If a homeowners’ association has not been formed, the landowner shall, within 10 business days, notify individual homeowners as required under section 6 of this act. The landowner shall not conclude any agreement to sell the land until after the 30 day period therein specified has elapsed.

b. Upon receipt of such notice the board of directors or trustees of the homeowners’ association shall appoint from among its members a committee, not exceeding three persons, who may be assisted by such legal and other professional and technical counsel as the board may provide, to receive from the landowner the price and terms of the offer that has been made, and to negotiate the terms upon which the landowner would be willing to sell the private residential leasehold community land to the homeowners’ association. Members and assistants to the committee shall be pledged to maintain in confidence any information disclosed to them by the landowner in the course of such negotiations. If any such member or assistant fails to maintain that confidence, the landowner may bring an appropriate action at law for damages or seek an appropriate equitable remedy.

c. Not later than the 30th day next following its receipt of offering terms pursuant to subsection b. of this section, or following a period of extension agreed to by the committee and the landowner, the committee appointed pursuant to subsection b. of this section shall report to the board of directors or trustees of the homeowners’ association the price and other material terms upon which the private residential leasehold community landowner has agreed to sell the private residential leasehold community land to the association. In the absence of any agreement between the landowner and the committee, the landowner shall be deemed to agree to such sale upon the identical terms communicated by him to the committee pursuant to subsection a. of this section. The report of the committee shall include such supporting data and documentation as the committee and the landowner have agreed upon to be so submitted and authorized to be disclosed. The price and other terms so agreed upon and reported shall be binding upon the landowner for 10 days next following the submission of the committee’s report, and if agreed to by the board of directors or trustees of the homeowners’ association and consented to by two-thirds of the homeowners in that private residential leasehold community land shall constitute a contract of sale.

d. During the period provided for negotiations and for consideration by the association’s board of directors or trustees under subsection c. of this section the landowner shall not conclude any agreement for sale of the private residential leasehold community land to any other party, but may negotiate with any other party as to terms and conditions of such an agreement, contingent upon the failure or refusal of the homeowners to exercise their prior right of purchase under this act.
§ 46:8C-13. Sales or transfers not subject to §§ 46:8C-11 and 46:8C-12

The provisions of sections 2 and 3 of this act [§§ 46:8C-11 and 46:8C-12] shall not apply to:

a. Any sale or transfer of the property of a private residential leasehold community which is not made in contemplation of changing that property to a use or uses other than as a private residential leasehold community.

b. Any sale or transfer to a person who would be included within the table of descent and distribution if the landowner were to die intestate.

c. Any transfer by gift, devise, or operation of law.

d. Any transfer by a corporation to an affiliate. As used herein, “affiliate” means (1) any shareholder exercising control, or control through attribution as defined under section 318 of the Internal Revenue Code, of the transferring corporation; (2) any corporation or entity owned or controlled, directly or indirectly, by the transferring corporation; or (3) any other corporation or entity owned or controlled, directly or indirectly, by any shareholder of the transferring corporation. For the purposes of this subsection, control shall mean control as defined in section 304 of the Internal Revenue Code.

e. Any transfer by a partnership to any of its partners, whether general partners or limited partners, or partners or individuals to a corporation where the control of the corporation is substantially the same.

f. Any conveyance of an interest in a private residential leasehold community incidental to the financing of that community.

g. Any conveyance resulting from the foreclosure of a mortgage, deed of trust, or other instrument encumbering a private residential leasehold community, or any deed given in lieu of such foreclosure.

h. Any sale or transfer between or among joint tenants or tenants in common owning a private residential leasehold community.

i. The purchase of land of a private residential leasehold community by a governmental entity under its powers of eminent domain.

j. Any sale which occurs as a result of a condominium or cooperative conversion.

k. Any sale of real estate owned by the private residential leasehold community landowner which is adjacent to the private residential leasehold community land, but does not have appurtenant to it private residential leasehold sites or spaces or related recreational facilities.

§ 46:8C-15. Private residential leasehold community homeowners’ association; establishment; voting; formation after receipt of notice of intent to sell

a. In order to exercise the rights provided in sections 2 and 3 of this act [§§ 46:8C-11 and 46:8C-12], the owners of homes in a private residential leasehold community shall form an association in compliance with this section and sections 7 and 8 of this act [§§ 46:8C-16 and 46:8C-17]. Such an association shall be organized as a corporation or association either for profit or not for profit, upon the consent, in writing, of two-thirds of the owners of homes in the community to become members or shareholders therein. For the purposes of this act, whenever the consent of homeowners is required on any question, there shall be counted only one vote for each dwelling unit. Upon consent by two-thirds of the homeowners, all consenting homeowners shall become members of the association and shall be bound by the provisions of the articles of incorporation, the bylaws of the association, and such restrictions as may be properly promulgated pursuant thereto. Upon incorporation and service of the notice described in section 7 of this act, the association shall become the representative of the homeowners in all matters relating to the provisions of this act.

b. If at the time a landowner determines to offer private residential leasehold community land for sale, or receives a bona fide offer from a prospective purchaser, there is no homeowners’ association then in being in the private residential leasehold community, the landowner shall, at least 15 days before proceeding to make such offer of sale, or within 10 business days of receiving such a bona fide offer, as the case may be, notify in writing each owner of a home within the private residential leasehold community that he intends doing so. If, after receipt of such individual notices and within the period fixed by subsection b. of section 2 of
this act for execution of a contract, a homeowners’ association is formed pursuant to this act, the association so formed shall exercise and perform all the rights, duties and functions provided in this act on and from the day on which notification is made to the private residential leasehold community landowner pursuant to section 7 of this act.

§ 46:8C-16. Notice to landowner of establishment of homeowners’ association; filing of notice of rights with county clerk

a. Upon receipt of its certificate of incorporation, or, if the homeowners’ association does not incorporate, upon its establishment, the homeowners’ association shall notify the landowner in writing of such incorporation, or establishment, as appropriate, and shall advise the landowner of the names and addresses of the officers of the homeowners’ association by personal delivery upon the landowner or by certified mail, return receipt requested.

b. The homeowners’ association shall file with the clerk of the county in which the private residential leasehold community is located a notice of its rights under sections 2 and 3 of this act [§§ 46:8C-11 and 46:8C-12]. The notice shall contain the name of the association, the name of the landowner, and the address or legal description of the land. Within 10 days of the recording of the notice, the association shall provide a copy of the recorded notice to the landowner, at the address provided by the landowner, by certified mail, return receipt requested.

§ 46:8C-21. No action by state or local governments on application for variance without determination of existence of alternative relocation facilities

No agency of municipal, county or State government, or of any agency or instrumentality thereof, shall approve or take any other final action upon any application for a variance which would result in the removal of homes or relocation of homeowners residing in a private residential leasehold community, without first determining that adequate private residential facilities and circumstances exist for the relocation of those homeowners.

New York

N.Y. Real. Prop. Law § 233-a (McKinney)

1. Whenever used in this section:

   (a) The term “notify” shall mean the placing of a notice in the United States mail, addressed to the officers of the manufactured homeowners’ association or the manufactured home park owner by certified mail, return receipt requested, or personal delivery upon the officers of the manufactured homeowners’ association, or if no manufactured homeowners’ association exists, upon all manufactured homeowners in the manufactured home park or the manufactured home park owner. Each such notice shall be deemed to have been given upon the deposit of the notice in the United States mail or upon receipt of personal delivery.

   (b) The term “manufactured homeowners’ association”, whether incorporated or not, shall mean an association of at least fifty-one percent of all manufactured homeowners within the manufactured home park, who shall have given written consent to forming a manufactured homeowners’ association, and which association has notified the park owner of its establishment and has provided to the park owner the names and addresses of the officers of such association. The provisions of section two hundred twenty-three-b of this article shall apply to the formation of a manufactured homeowners’ association.

2. (a) If a manufactured home park owner receives a bona fide offer to purchase a manufactured home park that such manufactured home park owner intends to accept, or respond with a counteroffer, such manufactured home park owner shall require the prospective purchaser to provide, in writing, the certification required by paragraph (b) of this subdivision, and shall not accept any offer to purchase, nor respond with a counteroffer until such manufactured home park owner has received such certification and met the requirements of this section.

   (b) A purchaser seeking to purchase a manufactured home park, or the land upon which a manufactured home park is located, shall provide such owner with a written letter certifying whether or not the purchaser
(c) If a manufactured home park owner takes any action to market or offer the park for sale, or receives a bona fide offer to purchase a manufactured home park that such manufactured home park owner intends to accept or respond to with a counteroffer, a manufactured home park owner shall include a notice stating that such acceptance or counteroffer shall be subject to the right of the homeowners of the manufactured home park to purchase the manufactured home park pursuant to this subdivision. Notwithstanding any provision of law or agreement to the contrary, every agreement to purchase a manufactured home park by a prospective purchaser of a manufactured home park shall be subject to the right of the homeowners of the manufactured home park to purchase the manufactured home park pursuant to this subdivision if the purchaser certifies pursuant to paragraph (b) of this subdivision that he or she intends to change the use of the land.

3. (a) If a manufactured home park owner receives a bona fide offer to purchase a manufactured home park that such manufactured home park owner intends to accept or respond to with a counteroffer, and the purchaser has certified pursuant to paragraph (b) of subdivision two of this section that he intends to change the use of the land, such manufactured home park owner shall notify:

(i) the officers of the manufactured homeowners’ association within such park of all the terms thereof; provided that the park owner has been notified of the establishment of a manufactured homeowners’ association and been provided with the names and addresses of the officers of such association; or

(ii) if no homeowners’ association exists, all manufactured homeowners in the manufactured home park; and

(iii) the commissioner of housing and community renewal.

(b) The manufactured home park owner’s notification shall state:

(i) the price;

(ii) the material terms and conditions of sale upon which such manufactured home park owner would sell the park;

(iii) that the manufactured homeowners have the right to organize a manufactured homeowners’ association or a manufactured homeowners’ cooperative for the park;

(iv) that purchase financing may be available through the New York state homes and community renewal; and

(v) that the manufactured homeowners’ association, a cooperative, or manufactured home owners or tenants have one hundred forty days to exercise their right to purchase the park in accordance with this section.

(c)(i) If a manufactured homeowners’ association exists at the time of the offer, the association shall have the right to purchase the park; provided that the association shall have delivered to the manufactured home park owner an executed offer to purchase which meets the identical price, terms, and conditions of the offer or counteroffer provided in the notice of the manufactured home park owner within one hundred forty days of receipt of notice from the manufactured home park owner, unless otherwise agreed to in writing. During this time period, the park owner shall not accept a final unconditional offer to purchase the park.

(ii) If an offer to purchase by the association is not delivered within such one hundred forty day period, then, unless the park owner thereafter elects to offer to sell the park at a price lower than the price specified in the notice to the homeowners’ association or at terms substantially different from those presented to the association, the park owner has no further obligations under this section.

(iii) If the park owner, after such one hundred forty day period, elects to offer to sell the park at a price lower than the price specified in the notice given or at terms substantially different from those previously presented to the association, then the association shall be entitled to notice thereof and shall have an
additional thirty days after receipt of notice of the revised terms to deliver to the park owner an executed offer to purchase which meets the revised price, terms, and conditions as presented by the park owner.

(d)(i) If there is no existing homeowners’ association at the time of the offer, the homeowners shall have the right to purchase the park; provided the following conditions are met:

(A) The manufactured homeowners shall have the right to form a manufactured homeowners’ association, whether incorporated or not.

(B) Such homeowners’ association shall include at least fifty-one percent of all manufactured homeowners, who shall have given written consent to forming a manufactured homeowners’ association. The provisions of section two hundred twenty-three-b of this article shall apply to the formation of a manufactured homeowners’ association.

(C) The association, acting through its officers, shall have given notice to the park owner of its formation, the names and addresses of its officers, and delivered an executed offer to purchase the park at the identical price, terms, and conditions of the offer presented in the notification given by the park owner within one hundred forty days of receipt of notice from the park owner, unless otherwise agreed to in writing. During this time period, the park owner shall not accept a final unconditional offer to purchase the park.

(ii) If the homeowners fail to form a manufactured homeowners’ association, or if upon the formation of a manufactured homeowners’ association, the association does not deliver an executed offer to purchase as set forth in paragraph (a) of this subdivision within the one hundred forty day period, then, unless the park owner elects to offer the park at a price lower than the price specified in the notice previously presented to the homeowners, the park owner has no further obligation under this section; and

(iii) If the park owner thereafter elects to sell the park at a price lower than the price specified in the notice to the homeowners or at terms substantially different from those previously presented, then the association shall have an additional thirty days after receipt of notice of the revised terms to deliver to the park owner an executed offer to purchase which meets the revised price, terms, and conditions as presented by the park owner.

3.1 This section does not apply to:

(a) Any conveyance of an interest in a manufactured home park incidental to the financing of such manufactured home park.

(b) The purchase of a manufactured home park by a governmental entity under its powers of eminent domain.

4. Nothing in this section shall be construed to compel the manufactured home park owner to divide the land and sell it to individual manufactured homeowners.

[Effective July 14, 2019]

Oregon
Or. Rev. Stat. § 90.842. Interest in sale of manufactured dwelling park; notice to tenants and Office of Manufactured Dwelling Park Community Relations of the Housing and Community Services Department

(1) An owner of a manufactured dwelling park shall give written notice of the owner’s interest in selling the park before the owner markets the park for sale or when the owner receives an offer to purchase that the owner intends to consider, whichever occurs first.

(2) The owner shall give the notice required by subsection (1) of this section to:

(a) All tenants of the park; or

(b) A tenants committee, if there is an existing committee of tenants formed for purposes including the purchase of the park and with which the owner has met in the 12-month period immediately before delivery of the notice.
(3) The owner shall also give the notice required by subsection (1) of this section to the Office of Manufactured Dwelling Park Community Relations of the Housing and Community Services Department.

(4) The notice must include the following:
   (a) The owner is considering selling the park.
   (b) The tenants, through a tenants committee, have an opportunity to compete to purchase the park.
   (c) In order to compete to purchase the park, within 10 days after delivery of the notice, the tenants must form or identify a single tenants committee for the purpose of purchasing the park and notify the owner in writing of:
      (A) The tenants’ interest in competing to purchase the park; and
      (B) The name and contact information of the representative of the tenants committee with whom the owner may communicate about the purchase.
   (d) The representative of the tenants committee may request financial information described in Or. Rev. Stat. § 90.844(2) from the owner within the 10-day period.
   (e) Information about purchasing a manufactured dwelling park is available from the Office of Manufactured Dwelling Park Community Relations of the Housing and Community Services Department.

Or. Rev. Stat. § 90.844. Tenant choice to compete to purchase park; notice to owner; financial information; required tenant actions.

(1) Within 10 days after delivery of the notice described in Or. Rev. Stat. § 90.842, if the tenants choose to compete to purchase the manufactured dwelling park in which the tenants reside, the tenants must notify the owner in writing of:
   (a) The tenants’ interest in competing to purchase the park;
   (b) The formation or identification of a single tenants committee formed for the purpose of purchasing the park; and
   (c) The name and contact information of the representative of the tenants committee with whom the owner may communicate about the purchase.

(2) During the 10-day period, in order to perform a due diligence evaluation of the opportunity to compete to purchase the park, the representative of the tenants committee may make a written request for the kind of financial information that a seller of a park would customarily provide to a prospective purchaser.

(3) Of the financial information described in subsection (2) of this section, the owner shall provide the following information within seven days after delivery of the request by the tenants committee for the information:
   (a) The asking price, if any, for the park;
   (b) The total income collected from the park and related profit centers, including storage and laundry, in the 12-month period immediately before delivery of the notice required by Or. Rev. Stat. § 90.842;
   (c) The cost of all utilities for the park that were paid by the owner in the 12-month period immediately before delivery of the notice required by Or. Rev. Stat. § 90.842;
   (d) The annual cost of all insurance policies for the park that were paid by the owner, as shown by the most recent premium;
   (e) The number of homes in the park owned by the owner; and
   (f) The number of vacant spaces and homes in the park.

(4) The owner may:
   (a) Designate all or part of the financial information provided pursuant to this section as confidential.
   (b) If the owner designates financial information as confidential, establish, in cooperation with the representative of the tenants committee, a list of persons with whom the tenants may share the
information, including any of the following persons that are either seeking to purchase the park on behalf of the tenants committee or assisting the tenants committee in evaluating or purchasing the park:

(A) A nonprofit organization or a housing authority.

(B) An attorney or other licensed professional or adviser.

(C) A financial institution.

(c) Require that persons authorized to receive the confidential information:

(A) Sign a confidentiality agreement before receiving the information;

(B) Refrain from copying any of the information; and

(C) Return the information to the owner when the negotiations to purchase the park are completed or terminated.

(5) Within 15 days after delivery of the financial information described in subsection (3) of this section, or within 15 days after the end of the 10-day period described in subsection (1) of this section when the representative of the tenants committee does not request financial information under subsection (2) of this section, if the tenants choose to continue competing to purchase the park, the tenants committee must:

(a) Form a corporate entity under ORS chapter 60, 62 or 65 that is legally capable of purchasing real property or associate with a nonprofit corporation or housing authority that is legally capable of purchasing real property or that is advising the tenants about purchasing the park in which the tenants reside.

(b) Submit to the owner a written offer to purchase the park, in the form of a proposed purchase and sale agreement, and either a copy of the articles of incorporation of the corporate entity or other evidence of the legal capacity of the formed or associated corporate entity to purchase real property.

(6)(a) The owner may accept the offer to purchase in the tenants committee’s purchase and sale agreement, reject the offer or submit a counteroffer.

(b) If the parties reach agreement on the purchase, the purchase and sale agreement must specify the price, due diligence duties, schedules, timelines, conditions and any extensions.

(c) If the tenants do not act as required within the time periods described in this section and Or. Rev. Stat. § 90.842, if the tenants violate the confidentiality agreement described in this section or if the parties do not reach agreement on a purchase, the owner is not obligated to take additional action under Or. Rev. Stat. §§ 90.842 to 90-850.


(1) During the process described in Or. Rev. Stat. §§ 90.842 to 90.850t, the parties shall act in a commercially reasonable manner.

(2) Except as provided in Or. Rev. Stat. § 90.848, before selling a facility to an entity that is not formed by or associated with the tenants, the owner of the facility must give the notice required by Or. Rev. Stat. § 90.842 and comply with the requirements of Or. Rev. Stat. § 90.844.

(3) A minor error in providing the notice required by Or. Rev. Stat. § 90.842 or in providing the financial information required by Or. Rev. Stat. § 90.844 does not prevent the owner from selling the facility to an entity that is not formed by or associated with the tenants and does not cause the owner to be liable to the tenants for damages or a penalty.

(4) During the process described in Or. Rev. Stat. §§ 90.842 to 90.850, the owner may seek, or negotiate with, potential purchasers other than the tenants or an entity formed by or associated with the tenants.

(5) If the owner does not comply with requirements of this section and Or. Rev. Stat. §§ 90.842 and 90.844, in a substantial way that prevents the tenants from competing to purchase the facility, the tenants may:
(a) Obtain injunctive relief to prevent a sale or transfer to an entity that is not formed by or associated with the tenants when the owner has not caused an affidavit to be recorded before the sale or transfer pursuant to Or. Rev. Stat. § 90.850.

(b) Recover actual damages or twice the rent from the owner for each tenant, whichever is greater.

(6) If a tenant misuses or discloses, in a substantial way, confidential information in violation of a confidentiality agreement described in Or. Rev. Stat. § 90.844, the owner may recover actual damages from the tenant.

(7) The Housing and Community Services Department shall prepare and make available information for tenants about purchasing a facility.

Or. Rev. Stat. § 90.848. Transfer or sale of manufactured dwelling park; situations where provisions not applicable.

(1) With regard to a sale or transfer of a manufactured dwelling park, sections 90.842, 90.844 and 90.846 do not apply to:

(a) Any sale or transfer to an individual who would be included within the table of descent and distribution if the owner of the manufactured dwelling park were to die intestate.

(b) Any transfer by gift, devise or operation of law.

(c) Any sale or transfer by a corporation to an affiliate.

(d) Any sale or transfer by a partnership to any of its partners.

(e) Any sale or transfer of an interest in a limited liability company to any of the limited liability company’s members.

(f) Any conveyance of an interest in a park incidental to the financing of the park.

(g) Any conveyance resulting from the foreclosure of a mortgage, deed of trust or other instrument encumbering a park or any deed given in lieu of a foreclosure.

(h) Any sale or transfer between or among joint tenants or tenants in common owning a park.

(i) Any sale or transfer in which the park satisfies the purchaser’s requirement to make a like-kind exchange under section 1031 of the Internal Revenue Code.

(j) Any purchase of a park by a governmental entity under the entity’s powers of eminent domain.

(k) Any transfer to a charitable trust.

(2) As used in this section, “affiliate” means any shareholder of the selling or transferring corporation, any corporation or entity owned or controlled, directly or indirectly, by the selling or transferring corporation or any other corporation or entity owned or controlled, directly or indirectly, by any shareholder of the selling or transferring corporation.


(1) A manufactured dwelling park owner may present for recordation, in the County Clerk Lien Record of the county in which the manufactured dwelling park is located, an affidavit in which the owner certifies that:

(a) The owner has complied with the requirements of sections 90.842, 90.844 and 90.846 with reference to an offer by the owner for the sale or transfer of the park.

(b) The owner has complied with the requirements of sections 90.832, 90.844 and 90.846 with reference to an offer received by the owner for the purchase or transfer of the park or to a counteroffer the owner has made or intends to make.

(c) The owner has not entered into a contract for the sale or transfer of the park to an entity formed by or associated with the tenants.
(d) Sections 90.842, 90.844 and 90.846 do not apply to a particular sale or transfer of the park pursuant to section 90.848.

(2) The following parties have an absolute right to rely on the truth and accuracy of all statements appearing in the affidavit and are not obligated to inquire further as to any matter or fact relating to the owner’s compliance with sections 90.842, 90.844 and 90.846:

(a) A party that acquires an interest in a park.

(b) A title insurance company, or an attorney, that prepares, furnishes or examines evidence of title.

(3) The purpose and intention of this section is to preserve the marketability of title to parks. Accordingly, the provisions of this section must be liberally construed in order that all persons may rely on the record title to parks.

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§ 90.800. Findings; state policy; purpose

(1) The State of Oregon encourages affordable housing options for all Oregonians. One housing alternative chosen by many Oregonians is facility living. The Legislative Assembly finds that many facility tenants would like to join together, alone or in cooperation with an associated entity, to purchase the facility in which the tenants live in order to have greater control over the costs and environment of their housing. The Legislative Assembly also finds that current market conditions place tenants at a disadvantage with other potential investors in the purchase of facilities.

(2) It is the policy of the State of Oregon to encourage facility tenants to participate in the housing marketplace by ensuring that technical assistance, financing opportunities, notice of sale of facilities and the option to purchase facilities are made available to tenants who choose to participate in the purchase of a facility.

(3) The purpose of ORS 90.800 to 90.850, 456.579 and 456.581 is to strengthen the private housing market in Oregon by encouraging all Oregonians to have the ability to participate in the purchase of housing of their choice.

§ 316.791 Tax exemptions (effective through 2026)

2005 Or. Laws, ch. 826, § 6:

Section 6. Amounts received as a result of the sale of a manufactured dwelling park to a corporate entity formed by the tenants of the park, or by a nonprofit corporation or housing authority, as described in section 2, chapter 89, Oregon Laws 2014, are exempt from the tax imposed by this chapter.

2005 Or. Laws, ch. 826, § 9:

Section 9. Amounts received as a result of the sale of a manufactured dwelling park to a corporate entity formed by the tenants of the park, or by a nonprofit corporation or housing authority, as described in section 2, chapter 89, Oregon Laws 2014, are exempt from the tax imposed by this chapter.

[Temporary provisions that apply to tax years beginning on or after January 1, 2015, and before January 1, 2026].

* * *

§ 456.579. Manufactured Dwelling Parks Account; commingling of funds; solicitation of other funds

(1) There is established separate and distinct from the General Fund an account to be known as the Manufactured Dwelling Parks Account. Moneys in the account are continuously appropriated to
the Housing and Community Services Department for the purpose of carrying out the duties and responsibilities imposed upon the department under ORS 90.800 to 90.850 and 456.581 and this section. Interest earned on the account is credited to the account.

(2) Except for loans provided in ORS 90.840, moneys in the account described in subsection (1) of this section may not be connected to or commingled in any way with the moneys in the fund described in ORS 456.720.

(3) For the purpose of carrying out the provisions of ORS 90.800 to 90.850 and 456.581 and this section, the department may seek moneys from any lawful source. Moneys obtained by the department pursuant to this subsection must be credited to the account.

§ 456.581. Mobile Home Parks Purchase Account; use of funds

The Manufactured Dwelling Parks Account established in ORS 456.579 shall be used by the Housing and Community Services Department to provide:

(1) Technical assistance to tenants' associations, manufactured dwelling park nonprofit cooperatives, tenants' association supported nonprofit organizations and housing authorities and to help tenants in activities related to the purchase or preservation of a mobile home park or a manufactured dwelling park by a tenants' association, a manufactured dwelling park nonprofit cooperative, a tenants' association supported nonprofit organization, a housing authority or a corporate entity legally capable of purchasing real property that is formed by or associated with tenants pursuant to Or. Rev. Stat. § 90.844.

(2) By rule, loans for initial costs for purchasing a mobile home park or manufactured dwelling park or the development of infrastructure for a newly purchased park that the department determines has a significant percentage of tenants who are individuals of lower income or who have been displaced by the recent closure of an existing park. Loans provided under this section may be made only if the department is of the opinion that the purchase is economically feasible and only to:

   (a) A tenants' association, a manufactured dwelling park nonprofit cooperative, a tenants' association supported nonprofit organization or a housing authority;

   (b) A corporate entity legally capable of purchasing real property that is formed by or associated with tenants pursuant to Or. Rev. Stat. § 90.844 and that includes more than 50 percent of the tenants residing in the park.

Pennsylvania

68 Pa. Stat. §§ 398.11.1(a), 398.11.2(b), 398.16.1

68 Pa. Stat. § 398.11.1. Sale or Lease of Manufactured Home Communities

(a) In the event of the sale or lease of a manufactured home community, a manufactured home community owner shall provide written notice to the residents and tenants of the community and to the Pennsylvania Housing Finance Agency. The notice shall be sent within 30 days after any agreement of sale is signed. The notice shall be posted in the same conspicuous and readily accessible place in the manufactured home community where the community rules and regulations are posted, pursuant to section 4.

* * *

68 Pa. Stat. § 398.11.2. Closure of Manufactured Home Communities

* * *

(b) A manufactured home community owner shall consider any offer to purchase the community made by a resident association representing at least 25% of the manufactured home spaces or by a nonprofit corporation, including a community development corporation, housing authority or redevelopment authority acting at the request of the residents of at least 25% of the spaces and shall negotiate in good faith with the entity submitting the offer.
68 Pa. Stat. § 398.16.1. Remedies

(a) A violation of this act may be enforced as provided by sections 13, 14, 15 and 16 and shall also constitute an “unfair or deceptive act or practice” within the meaning of section 2(4) of the act of December 17, 1968 (P.L. 1224, No. 387), known as the “Unfair Trade Practices and Consumer Protection Law,” and shall be a violation of and shall be subject to the enforcement provisions and private rights of action contained in that act.

Residents shall have the right to seek injunctive relief to enforce compliance with this section and sections 11.1 and 11.2.

Rhode Island


§ 31-44-1. Definitions

As used in this chapter:

(14) “Qualified sale” means the sale of a mobile and manufactured home park to a resident organization with the goal of resident ownership by at least fifty-one percent (51%) of the homeowner households residing in the park.

(17) “Resident organization” means a group of mobile and manufactured home park residents who have formed a nonprofit corporation, cooperative corporation, or other entity or organization for the purpose of acquiring the mobile home park in which they reside and converting the mobile home park to resident ownership.

(18) “Resident ownership” means, depending on the context, either the ownership, by a resident organization, as defined in this section, of an interest in a mobile and manufactured home park which entitles the resident organization to control the operations of the mobile home park, or the ownership of individual interests in a mobile home park, or both.

§ 31-44-3.1. Sale of mobile home parks—Tenants association right of first refusal

(a) In any instance in which a mobile home park owner has been sent a certified letter from an incorporated home owner households association indicating that the association has at least fifty-one percent (51%) of the home owner households residing within that park as members, and has articles of incorporation specifying all rights and powers, including the power to negotiate for, acquire, and operate the mobile home park on behalf of the member residents, then, before a mobile home park may be sold for any purpose and before it may be leased for any purpose that would result in a discontinuance, the owner shall notify the association by certified mail return receipt requested of any bona fide offer that the owner intends to accept, to buy the park or to lease it for a use that would result in a discontinuance. The park owner shall also give notice by certified mail return receipt requested to the incorporated homeowners’ association of any intention to sell or lease the park for a use which will result in a discontinuance within fourteen (14) days of any advertisement or other public notice by the owner or his or her agent that the park is for sale or the land upon which the park is located is for lease. Nothing in this section shall limit the association from acting as an agent of the residents in any other cause of action, objective or purpose in advancing a stated purpose in the articles of incorporation of the homeowners’ association.

(b) The notice of pending bona fide sale from the owner must contain at a minimum the following if known and available and applicable to the sale:

1. An affidavit from the buyer or lessee stating the offered purchase price or offered lease payment;
2. The terms of seller financing, including the amount, the interest rate and its amortization rate;
(3) The terms of assumable financing, if any, including the amount, the interest rate and its amortization rate;

(4) The legal description and a statement of appraised or assessed value of property included in any land trade involved in the sale of the park;

(5) Proposed improvements to the property to be made by the owner in connection with the sale, or other economic concessions by the owner in connection with the sale, if any;

(6) A statement that the owner will allow reasonable access to the property by parties involved in the potential purchase including, but not limited to, the tenants' association, consultants, and lenders;

(7) A statement that the owner will make available to the residents copies of any easements either on or off the property to which the owner is a party and copies of all permits or licenses in force within seven (7) days of a signed purchase and sale agreement with the residents;

(8) A statement that the owner will make available to the residents a survey and legal description of the park, plus an itemized list of monthly operating expenses, utility consumption rates, taxes, insurance and capital expenditures for each of the past three (3) years within seven (7) days of a signed purchase and sale agreement with the residents;

(9) A statement that the owner will make available to the tenants' association the most recent rent roll, a list of tenants, a list of vacant units and a statement of the vacancy rate at the park for the three (3) preceding calendar years within seven (7) days of a signed purchase and sale agreement with the residents;

(10) A statement that the owner will make available to the tenants' association any available data relating to the past and present existence of hazardous waste either on the property or in close proximity within seven (7) days of a signed purchase and sale agreement with the residents;

(11) A statement that the owner will make available to the tenants' association any available data relating to the water, sewer and electrical systems of the park within seven (7) days of a signed purchase and sale agreement with the residents;

(12) A statement that the owner will make available to the tenants' association all income and operating expenses relating to the property to be purchased for the three (3) preceding calendar years within seven (7) days of a signed purchase and sale agreement with the residents and any other information that may be required by the lender. Any additional information that is required by the lender shall be kept strictly confidential.

(c) Any incorporated home owners' association entitled to notice under this section shall have the right to purchase, in the case of a third party bona fide offer to purchase, or to lease in the case of a third party bona fide offer to lease, the park, provided it meets the same price and the same terms and conditions of any offer of which it is entitled to notice under this section by:

1. Executing a contract or purchase and sale or lease agreement with the owner within forty-five (45) days of notice of the offer; and

2. Obtaining any necessary financing or guarantees within an additional one hundred thirty-five (135) days.

(d) No owner shall unreasonably refuse to enter into, or unreasonably delay the execution of a purchase and sale or lease agreement with a home owners' association that has made a bona fide offer to meet the same price and the same terms and conditions of an offer for which notice is required to be given pursuant to this section.

(e) The deposit monies must be credited to the purchase price of the mobile home park.

(f) The incorporated home owners' association will use diligent efforts to obtain a commitment for financing from a lender by making immediate application for financing upon signing of the purchase and sale agreement. In the event that the incorporated home owners' association, with the exercise of reasonable efforts, is unable to obtain necessary financing or comply with other contingencies of the purchase and
sale agreement, the incorporated home owners’ association shall immediately notify the park owner and
the deposit shall be returned to the incorporated home owners’ association.

(g) If the incorporated home owners’ association shall default in the performance of its obligations as a
purchaser under the terms of the purchase and sale agreement, the park owner shall have, as sole and
exclusive remedy for the default, the right to retain the deposit as liquidated damages in full settlement
and discharge of all obligations of the incorporated home owners’ association without further recourse in
law or equity.

(h) Failure of the incorporated home owners’ association to execute a purchase and sale agreement or
lease within the forty-five (45) day period or to obtain a binding commitment for financing within the one
hundred thirty-five (135) day period shall serve to terminate the right of the association to purchase or
lease the mobile park home.

(i) Residents shall have a total of one hundred eighty (180) days from the receipt of notice of a bona
fide sale to complete a transaction under the right of first refusal legislation. Any delays by the seller in
supplying requested information as stated in this legislation or any delay resulting from litigation involving
the sale and/or litigation affecting the marketability of the title of the mobile home park shall result in the
same number of days over the due date being added to the one hundred eighty (180) days available to
the residents for a right of first refusal purchase unless the litigation is frivolous and prompted for the sole
purpose of delay by the home owners association.

(j) The time periods provided in this section may be extended by agreement of the association and the
owner.

(k) Nothing in this section shall be construed to require an owner to provide financing to any association
or to prohibit an owner from requiring an association which is offering to lease a park to have within its
possession a sum equivalent to the capitalized value of the proposed rent of the park and requiring that a
portion of that sum, of an amount necessary to pay the rent on the park for a period of no greater than two
(2) years, be kept in escrow for that purpose during the term of the lease.

(l) The right of first refusal created in this section shall inure to a home owners’ association for the time
periods provided in this section, beginning on the date of notice to the home owners’ association. The
effective period of the right of first refusal shall apply separately for each substantially different bona fide
offer to purchase the park or to lease it for a purpose that would result in a discontinuance, and for each
offer the same as an offer made more than three (3) months prior to the later offer. However, in the case of
the same offer made by a prospective buyer who has previously made an offer for which notice to a home
owners’ association was required by this section, the right of first refusal shall apply only if the subsequent
offer is made more than six (6) months after the earlier offer. The right of first refusal shall not apply with
respect to any offer received by the owner for which notice to a home owners’ association is not required
pursuant to this section.

(m) No right of first refusal shall apply to a government taking by eminent domain or negotiated purchase,
a forced sale pursuant to a foreclosure, transfer by gift, devise, or operation of law, or a sale to a person
who would be included within the table of descent and distribution if there were to be a death intestate of
a park owner.

(n) In any instance in which the incorporated home owners’ association of a mobile home park is not
the successful purchaser or lessee of the mobile home park, the seller or lessor of the park shall prove
compliance with this section by filing an affidavit of compliance in the official land evidence records of the
city or town where the property is located within seven (7) days of the sale or lease of the park.

(o) In any instance in which the incorporated homeowners’ association of a mobile home park is the
successful purchaser or lessee of the mobile home park, the association shall have the right to distinguish
in terms of lease conditions and rent and fees as between members of said association and non-members
of said association. For purposes of this chapter, members of a homeowners’ association and non-members
of a homeowners’ association shall not be deemed residents of a similar class.
§ 31-44-3.3. Future qualified sale of mobile and manufactured home community

The qualified sale of a mobile or manufactured home community to a resident-owned organization is exempt from the real estate conveyance tax imposed under chapter 44–25

§ 44-25-2. Exemptions

* * *

(d) The qualified sale of a mobile or manufactured home community to a resident-owned organization as defined in § 31-44-1 is exempt from the real estate conveyance tax imposed under this chapter.

Vermont

Vt. Stat. Ann. tit. 10, §§ 6237a(b)–(d), 6242; tit. 32, § 5828

§ 6237a. Mobile home park closures

* * *

(b) Prior to issuing a closure notice pursuant to subsection (a) of this section, a park owner shall first issue a notice of intent to sell in accordance with section 6242 of this title that discloses the potential closure of the park. However, if the park owner sends a notice of closure to the residents and leaseholders without first providing the mobile home owners with a notice of intent to sell under section 6242 that discloses the potential closure of the park, then the park owner must retain ownership of the land for five years after the date the closure notice was provided. If required, the park owner shall record the notice of the five-year restriction in the land records of the municipality in which the park is located. The park owner may apply to the commissioner for relief from the notice and holding requirements of this subsection if the commissioner determines that strict compliance is likely to cause undue hardship to the park owner or the leaseholders, or both. This relief shall not be unreasonably withheld.

(c) When a park owner gives notice of intent to sell pursuant to section 6242 of this title, any previous notice of closure and any evictions commenced pursuant to the closure notice are void.

(d) A park owner who gives notice of intent to sell pursuant to section 6242 of this title shall not give notice of closure until after:

(1) at least 45 days after giving notice of intent to sell; and

(2) if applicable, the commissioner receives notice from the mobile home owners and the park owner that negotiations have ended following the 120–day negotiation period provided in subdivision 6242(c)(1) of this title.

§ 6242. Mobile home owners’ right to notification prior to park sale

(a) Content of notice. A park owner shall give to each mobile home owner and to the commissioner of the department of economic, housing and community development notice by certified mail, return receipt requested, of his or her intention to sell the mobile home park. If the notice is refused by a mobile home owner or is otherwise undeliverable, the park owner shall send the notice by first class mail to the mobile home owner's last known mailing address. Nothing herein shall be construed to restrict the price at which the park owner offers the park for sale. The notice shall state all the following:

(1) That the park owner intends to sell the park.

(2) The price, terms, and conditions under which the park owner offers the park for sale.

(3) A list of the affected mobile home owners and the number of leaseholds held by each.

(4) The status of compliance with applicable statutes, regulations, and permits, to the park owner's best knowledge, and the reasons for any noncompliance.
(5) That for 45 days following the notice the park owner shall not make a final unconditional acceptance of an offer to purchase the park and that if within the 45 days the park owner receives notice pursuant to subsection (c) of this section that a majority of the mobile home owners intend to consider purchase of the park, the park owner shall not make a final unconditional acceptance of an offer to purchase the park for an additional 120 days, starting from the 46th day following notice, except one from a group representing a majority of the mobile home owners or from a nonprofit corporation approved by a majority of the mobile home owners.

(b) Resident intent to negotiate; timetable. The mobile home owners shall have 45 days following notice under subsection (a) of this section in which to determine whether they intend to consider purchase of the park through a group representing a majority of the mobile home owners or a nonprofit corporation approved by a majority of the mobile home owners. A majority of the mobile home owners shall be determined by one vote per leasehold and no mobile home owner shall have more than three votes or 30 percent of the aggregate park vote, whichever is less. During this 45-day period, the park owner shall not accept a final unconditional offer to purchase the park.

(c) Response to notice; required action. If the park owner receives no notice from the mobile home owners during the 45-day period or if the mobile home owners notify the park owner that they do not intend to consider purchase of the park, the park owner has no further restrictions regarding sale of the park pursuant to this section. If during the 45-day period, the park owner receives notice in writing that a majority of the mobile home owners intend to consider purchase of the park then the park owner shall do all the following:

1. Not accept a final unconditional offer to purchase from a party other than leaseholders for 120 days following the 45-day period, a total of 165 days following the notice from the leaseholders.
2. Negotiate in good faith with the group representing a majority of the mobile home owners or a nonprofit corporation approved by a majority of the mobile home owners concerning purchase of the park.
3. Consider any offer to purchase from a group representing a majority of the mobile home owners or from a nonprofit corporation approved by a majority of the mobile home owners.

(d) Penalty. A park owner who sells a mobile home park without complying with this section shall be liable to the mobile home owners in the aggregate amount of $10,000.00 or 50 percent of the gain realized by the park owner from the sale, whichever is greater. A sale, an offer to sell, or an attempt to sell a mobile home park without complying with this section shall also be subject to the remedies of section 6205 of this title, including actual and punitive damages.

(e) Exceptions. The provisions of this section do not apply when the sale, transfer or conveyance of the mobile home park is any one or more of the following:

1. Through a foreclosure sale.
2. To a member of the park owner’s family or to a trust for the sole benefit of members of the park owner’s family.
3. Among the partners who own the mobile home park.
4. Incidental to financing the park.
5. Between joint tenants or tenants in common.
6. Pursuant to eminent domain.
7. Pursuant to a municipal tax sale.

(f) Requirement for new notice of intent to sell.

1. Subject to subdivision (2) of this subsection, a notice of intent to sell issued pursuant to subsection (a) of this section shall be valid:
(A) for a period of one year from the expiration of the 45-day period following the date of the notice; or

(B) if the park owner has entered into a binding purchase and sale agreement with a group representing a majority of the mobile home owners or a nonprofit corporation approved by a majority of the mobile home owners within one year from the expiration of the 45-day period following the date of the notice until the completion of the sale of the park under the agreement or the expiration of the agreement, whichever is sooner.

(2) During the period in which a notice of intent to sell is valid, a park owner shall provide a new notice of intent to sell, consistent with the requirements of subsection (a) of this section, prior to making an offer to sell the park or accepting an offer to purchase the park that is either more than five percent below the price for which the park was initially offered for sale or less than five percent above the final written offer from a group representing a majority of the mobile home owners or a nonprofit corporation approved by a majority of the mobile home owners.

(g) “Good faith.” A leaseholders group representing a majority of the mobile home owners or a nonprofit corporation approved by a majority of the mobile home owners shall negotiate in good faith with the park owner for purchase of the park.

§ 5828. Mobile home park sale; capital gain credit

A taxpayer of this state shall receive a credit against the tax imposed under section 5822 or 5832 of this title for a qualified sale of a mobile home park. The credit shall be in the amount of seven percent of the taxpayer’s gain subject to federal income tax for the taxable year. Credit in excess of the taxpayer’s tax liability for the taxable year may be carried forward for credit in the next succeeding three taxable years. “Qualified sale of a mobile home park” means the land comprising a mobile home park that is transferred in a single purchase to a group composed of a majority of the mobile home park leaseholders as defined in 10 V.S.A. § 6242(a), or to a nonprofit organization that represents such a group.

Washington
Wash. Rev. Code §§ 59.20.030, 59.20.300, 59.20.305, 59.22.050, 82.45.010

Legislative findings (uncodified provisions of Second Substitute House Bill 1621, 60th Legislature, 2008 Regular Session, approved March 21, 2008), printed as official notes following 59.20.300:

(1) The legislature finds that:

(a) Manufactured/mobile home communities provide a significant source of homeownership opportunities for Washington residents. However, the increasing closure and conversion of manufactured/mobile home communities to other uses, combined with increasing mobile home lot rents, low vacancy rates in existing manufactured/mobile home communities, and the extremely high cost of moving homes when manufactured/mobile home communities close, increasingly make manufactured/mobile home community living insecure for manufactured/mobile home tenants.

(b) Many tenants who reside in manufactured/mobile home communities are low-income households and senior citizens and are, therefore, those residents most in need of reasonable security in the siting of their manufactured/mobile homes because of the adverse impacts on the health, safety, and welfare of tenants forced to move due to closure, change of use, or discontinuance of manufactured/mobile home communities.

(c) The preservation of manufactured/mobile home communities:

(i) Is a more economical alternative than providing new replacement housing units for tenants who are displaced from closing manufactured/mobile home communities;

(ii) Is a strategy by which all local governments can meet the affordable housing needs of their residents;
(iii) Is a strategy by which local governments planning under RCW 36.70A.040 may meet the housing element of their comprehensive plans as it relates to the provision of housing affordable to all economic sectors; and

(iv) Should be a goal of all housing authorities and local governments.

(d) The loss of manufactured/mobile home communities should not result in a net loss of affordable housing, thus compromising the ability of local governments to meet the affordable housing needs of its residents and the ability of these local governments planning under RCW 36.70A.040 to meet affordable housing goals under chapter 36.70A RCW.

(e) The closure of manufactured/mobile home communities has serious environmental, safety, and financial impacts, including:

(i) Homes that cannot be moved to other locations add to Washington’s landfills;
(ii) Homes that are abandoned might attract crime; and
(iii) Vacant homes that will not be reoccupied need to be tested for asbestos and lead, and these toxic materials need to be removed prior to demolition.

(f) The self-governance aspect of tenants owning manufactured/mobile home communities results in a lesser usage of police resources as tenants experience fewer societal conflicts when they own the real estate as well as their homes.

(g) Housing authorities, by their creation and purpose, are the public body corporate and politic of the city or county responsible for addressing the availability of safe and sanitary dwelling accommodations available to persons of low income, senior citizens, and others.

(2) It is the intent of the legislature to encourage and facilitate the preservation of existing manufactured/mobile home communities in the event of voluntary sales of manufactured/mobile home communities and, to the extent necessary and possible, to involve manufactured/mobile home community tenants or an eligible organization representing the interests of tenants, such as a nonprofit organization, housing authority, or local government, in the preservation of manufactured/mobile home communities.

§ 59.20.030. Definitions.

For purposes of this chapter:

(1) “Abandoned” as it relates to a mobile home, manufactured home, or park model owned by a tenant in a mobile home park, mobile home park cooperative, or mobile home park subdivision or tenancy in a mobile home lot means the tenant has defaulted in rent and by absence and by words or actions reasonably indicates the intention not to continue tenancy;

(2) “Eligible organization” includes local governments, local housing authorities, nonprofit community or neighborhood-based organizations, federally recognized Indian tribes in the state of Washington, and regional or statewide nonprofit housing assistance organizations;

(3) “Housing and low-income assistance organization” means an organization that provides tenants living in mobile home parks, manufacture housing communities, and manufactured/mobile home communities with information about their rights and other pertinent information;

(4) “Housing authority” or “authority” means any of the public body corporate and politic created in RCW 35.82.030;

(5) “Landlord” means the owner of a mobile home park and includes the agents of a landlord;

(6) “Local government” means a town government, city government, code city government, or county government in the state of Washington;

(7) “Manufactured home” means a single-family dwelling built according to the United States department of housing and urban development manufactured home construction and safety standards act, which is a national preemptive building code. A manufactured home also: (a) Includes plumbing, heating, air conditioning, and electrical systems; (b) is built on a permanent chassis; and (c) can be transported in one
or more sections with each section at least eight feet wide and forty feet long when transported, or when installed on the site is three hundred twenty square feet or greater;

(8) “Manufactured/mobile home” means either a manufactured home or a mobile home;

(9) “Mobile home” means a factory-built dwelling built prior to June 15, 1976, to standards other than the United States department of housing and urban development code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since the introduction of the United States department of housing and urban development manufactured home construction and safety act;

(10) “Mobile home lot” means a portion of a mobile home park or manufactured housing community designated as the location of one mobile home, manufactured home, or park model and its accessory buildings, and intended for the exclusive use as a primary residence by the occupants of that mobile home, manufactured home, or park model;

(11) “Mobile home park,” “manufactured housing community,” or “manufactured/mobile home community” means any real property which is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park models for the primary purpose of production of income, except where such real property is rented or held out for rent for seasonal recreational purpose only and is not intended for year-round occupancy;

(12) “Mobile home park cooperative” or “manufactured housing cooperative” means real property consisting of common areas and two or more lots held out for placement of mobile homes, manufactured homes, or park models in which both the individual lots and the common areas are owned by an association of shareholders which leases or otherwise extends the right to occupy individual lots to its own members;

(13) “Mobile home park subdivision” or “manufactured housing subdivision” means real property, whether it is called a subdivision, condominium, or planned unit development, consisting of common areas and two or more lots held for placement of mobile homes, manufactured homes, or park models in which there is private ownership of the individual lots and common, undivided ownership of the common areas by owners of the individual lots;

(14) “Notice of sale” means a notice required under section 4 of this act to be delivered to all tenants of a manufactured/mobile home community and other specified parties within fourteen days after the date on which any advertisement, multiple listing, or public notice advertises that a manufactured/mobile home community is for sale;

(15) “Park model” means a recreational vehicle intended for permanent or semi-permanent installation and is used as a primary residence;

(16) “Qualified sale of manufactured/mobile home community” means the sale, as defined in RCW 82.45.010, of land and improvements comprising a manufactured/mobile home community that is transferred in a single purchase to a qualified tenant organization or to an eligible organization for the purpose of preserving the property as a manufactured/mobile home community;

(17) “Qualified tenant organization” means a formal organization of tenants within a manufactured/mobile home community, with the only requirement for membership consisting of being a tenant;

(18) “Recreational vehicle” means a travel trailer, motor home, truck camper, or camping trailer that is primarily designed and used as temporary living quarters, is either self-propelled or mounted on or drawn by another vehicle, is transient, is not occupied as a primary residence, and is not immobilized or permanently affixed to a mobile home lot;

(19) “Tenant” means any person, except a transient, who rents a mobile home lot;

(20) “Transient” means a person who rents a mobile home lot for a period of less than one month for purposes other than as a primary residence;
“Occupant” means any person, including a live-in care provider, other than a tenant, who occupies a mobile home, manufactured home, or park model and mobile home lot.

§ 59.20.300. Manufactured/mobile home communities—Notice of sale

(1) A landlord must provide a written notice of sale of a manufactured/mobile home community by certified mail or personal delivery to:

(a) Each tenant of the manufactured/mobile home community;
(b) The officers of any known qualified tenant organization;
(c) The office of manufactured housing;
(d) The local government within whose jurisdiction all or part of the manufactured/mobile home community exists;
(e) The housing authority within whose jurisdiction all or part of the manufactured/mobile home community exists; and
(f) The Washington state housing finance commission.

(2) A notice of sale must include:

(a) A statement that the landlord intends to sell the manufactured/mobile home community; and
(b) The contact information of the landlord or landlord’s agent who is responsible for communicating with the qualified tenant organization or eligible organization regarding the sale of the property.

§ 59.20.305. Manufactured/mobile home communities—Good faith negotiations

A landlord intending to sell a manufactured/mobile home community is encouraged to negotiate in good faith with qualified tenant organizations and eligible organizations.

§ 59.22.050. Office of mobile home affairs—Duties

In order to provide general assistance to resident organizations, qualified tenant organizations, and tenants, the department shall establish an office of mobile/manufactured home relocation assistance. This office shall:

(1) Subject to the availability of amounts appropriated for this specific purpose, provide, either directly or through contracted services, technical assistance to qualified tenant organizations as defined in RCW 59.20.030 and resident organizations or persons in the process of forming a resident organization pursuant to this chapter. The office will keep records of its activities in this area.

(2) Administer the mobile home relocation assistance program established in chapter 59.21 RCW, including verifying the eligibility of tenants for relocation assistance.

§ 82.45.010. Excise Tax on Real Estate Sales

* * * *

(3) The term “sale” shall not include:

* * * *

(r) A qualified sale of a manufactured/mobile home community, as defined in RCW 59.20.030.