State: Delaware
Bill #: 2019 DE SB 156
Sponsor: McBride
Date Enacted - Final: July 23, 2019
Type of Legislation: Park
Description of Legislation Specific to Mobile Homes/Manufactured Housing: Amends 25 DE 7042. Delaware Manufactured Relocation Trust Fund. Regarding the monthly assessment required to be deposited for each rental lot, removes provision that the initial amount of the assessment is $3.00. Adds that one-half of the monthly assessment set under paragraph (g)(1)a. of this section is the obligation of the tenant of rented lot, and 1/2 of the assessment is the obligation of the landlord. Removes provision that the landlord’s portion is reduced by $0.50, and the tenant must pay that $0.50, instead the landlord’s portion is reduced by $0.50 and the tenant is not responsible for it.

State: Illinois
Bill #: 2019 IL HB 2489
Sponsor: Walsh
Date Enacted: July 26, 2019
Type of Legislation: Tax
Description of Legislation Specific to Mobile Homes/Manufactured Housing: Adds 35 ILCS 515/11.1 Transfer of title; quarterly report. The secretary of state shall provide the county collector in each county a quarterly report of the transfer of title of mobile homes, sequenced by owner county and sequenced by seller county, for the purpose of certifying that the tax on the mobile home has been paid for the current tax period and all previous tax periods for which taxes remain due. The secretary of state shall provide the report at no cost to the county collector. This Act takes effect upon becoming law.

State: North Carolina
Bill #: 2019 NC SB 355
Sponsor: Bishop
Date Enacted: July 11, 2019
Type of Legislation: Zoning
Description of Legislation Specific to Mobile Homes/Manufactured Housing: Adds NC ST 160D-9-9. Manufactured homes. (a) The general assembly finds that manufactured housing offers affordable housing opportunities for low- and moderate-income residents of this state who could not otherwise afford to own their own home. The general assembly further finds that some local governments have adopted zoning regulations that severely restrict the placement of manufactured homes. It is the intent of the general assembly in enacting this section that local governments reexamine their land-use practices to assure compliance with applicable statutes and case law and consider allocating more residential land area for manufactured homes based upon local housing needs. (b) For purposes of this section, the term “manufactured home” is defined as provided in NC ST 143-145(7). (c) A local government may not adopt or enforce zoning regulations or other provisions that have the effect of excluding manufactured homes from the entire zoning jurisdiction or that exclude manufactured homes based on the age of the home. (d) A local government may adopt and enforce appearance and dimensional criteria for manufactured homes. Such criteria shall be designed to protect property values,
to preserve the character and integrity of the community or individual neighborhoods within the community, and to promote the health, safety, and welfare of area residents. The criteria shall be adopted by ordinance. (e) In accordance with the local government's comprehensive plan and based on local housing needs, a local government may designate a manufactured home overlay district within a residential district. Such overlay district may not consist of an individual lot or scattered lots but shall consist of a defined area within which additional requirements or standards are placed upon manufactured homes. (f) Nothing in this section shall be construed to preempt or supersede valid restrictive covenants running with the land. The terms "mobile home" and "trailer" in any valid restrictive covenants running with the land shall include the term "manufactured home" as defined in this section.

State: Oregon  
Bill #: 2019 OR HB 2333  
Sponsor: Stark  
Date Enacted - Final: July 23, 2019  
Type of Legislation: Other  

Description of Legislation Specific to Mobile Homes/Manufactured Housing: Amends OR ST 446.003 regarding removal of recreational vehicles from department of consumer and business services regulation so that definition of “mobile home park” includes any place where four or more manufactured structures, recreational vehicles as defined in section 9 of this 2019 act, or a combination thereof, are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person. Also amends definition of manufactured dwelling so that it may include a unit identified as a recreational vehicle by the manufacturer. Amends OR ST 446.661 regarding regulation of dealers, dealerships and salespersons so that manufactured structure means (a) a manufactured structure, as defined in OR ST 446.561; or (b) a recreational vehicle, as defined in section 25, chapter 422, Oregon laws 2019 (enrolled senate bill 410), that is more than eight and one-half feet wide. Amends assessment definition of manufactured structure section so that as used in this chapter and OR ST chapters 305, 308, 310 and 311, “manufactured structure” means (1) a manufactured dwelling as defined in OR ST 446.003; (2) a structure that would meet the definition of "manufactured dwelling" in OR ST 446.003 except that the structure is being used for other than residential purposes; (3) a prefabricated structure, as defined in OR ST 455.010, that is relocatable and more than eight and one-half feet wide; and (4) a recreational vehicle, as defined in section 6 of this 2019 act, that is more than eight and one-half feet wide. Amends OR ST 90.425 regarding the definition section of landlord remedies so that “of record” means for a manufactured dwelling or recreational vehicle that is more than eight and one-half feet wide, that a security interest has been properly recorded for the manufactured dwelling or recreational vehicle in the records of the Department of Consumer and Business Services pursuant to ORS 446.611 or on a certificate of title issued by the Department of Transportation.

State: Oregon  
Bill #: 2019 OR HB 2896  
Sponsor: Marsh  
Date Enacted - Final: July 23, 2019  
Type of Legislation: Other
Description of Legislation Specific to Mobile Homes/Manufactured Housing: Adds new sections 2 and 60 to 9 to OR ST 458 for Housing and Community Services Department to provide loan to nonprofit corporation to develop program that supports manufactured dwelling park preservation and affordability for tenants. Section 2. (1) Definitions. (2) The housing and community services department shall provide one or more loans to nonprofit corporations to create manufactured dwelling park preservation programs that invest in, and provide loans for, the preservation and affordability of manufactured dwelling parks in this state. (3) To be eligible for a loan under this section, a nonprofit corporation shall demonstrate to the satisfaction of the department that the nonprofit corporation: (a) is a community development financial institution operating statewide to support investment in, and acquisition, renovation and construction of, affordable housing; (b) has the ability and capacity to provide the services and reporting required of the program described in subsections (4) and (6) of this section; and (c) meets other requirements established by the department regarding financial risk and availability or accessibility of additional resources. (4) An eligible nonprofit corporation, with input from the department, shall develop a manufactured dwelling park preservation program that: (a) invests in, and loans funds to, other nonprofit corporations, housing authorities, manufactured dwelling park nonprofit cooperatives as defined in OR ST 62.803, local units of government as defined in OR ST 466.706, agencies as defined in OR ST 183.310, or any entity in which a nonprofit corporation has a controlling share, to purchase or refinance manufactured dwelling parks that will maintain the parks as parks long term; (b) emphasizes, when providing loans under paragraph (a) of this subsection, the financing of parks whose residents are predominantly members of households with income less than average income; and (c) preserves the affordability of the park space rent to park tenants who are members of households with income less than average income. (5) An eligible nonprofit corporation shall create a park preservation account to be used by the nonprofit corporation for the manufactured dwelling park preservation program and shall deposit the moneys loaned by the department into the account. (6) An eligible nonprofit corporation shall ensure that all financial activities of the program are paid from and into the park preservation account created under subsection (5) of this section. Each nonprofit corporation shall report to the department no less than semiannually, showing the expenses and incomes of the park preservation account and the results of the manufactured dwelling park preservation program. (7) A loan made by the department under this section: (a) may require the nonprofit corporation to pay interest; (b) may not require the nonprofit corporation to make any loan payments before the maturity date of the loan; (c) must have a maturity date of no later than September 15, 2036; (d) may have its maturity date extended by the department; (e) shall have all or part of the unpaid balance forgiven by the department in an amount not to exceed the losses incurred on investments or loans made by the nonprofit corporation under subsection (4)(a) of this section. (f) May include such agreements by the nonprofit corporation practical to secure the loan made by the department and to accomplish the purposes of the program described in subsection (4) of this section. (8) The department or the state treasurer shall deposit moneys received in servicing the loan into the general housing account of the Oregon housing fund created under OR ST 458.620. No later than September 15, 2021, and no later than September 15 of each odd-numbered year thereafter, the housing and community services department shall report, in the manner provided by OR ST 192.245, to the appropriate interim committee or committees of the legislative assembly on the implementation of the manufactured dwelling park preservation program created pursuant to section 2 of this 2019 act. Section 3 of this 2019 act is repealed on January 2, 2038. Amends OR ST 90.849 to add that upon receipt of a notice under OR ST 90.655 (1) or 90.842 (3) or subsection (1) of this section, the office shall make available on a website any public information contained in the notice and shall deliver the information to any person who has requested copies in a manner prescribed by the office. Section 6. (1) The housing and community services department shall establish a program to provide loans to individuals to buy and site manufactured dwellings that replace older and less energy efficient
manufactured dwellings. (2) The department may make loans under the program only to individual borrowers who: (a) are members of households with income that complies with income restrictions determined at the advice and consent of the Oregon housing stability council, but not to exceed the greater of 100 percent of the statewide or local area median income adjusted for household size as determined annually by the housing and community services department using United States department of housing and urban development information; and (b) will purchase a manufactured dwelling that: (a) meets energy efficiency standards as prescribed by the housing and community services department; (b)(i) will be sited in a manufactured dwelling park that has registered with the office of manufactured dwelling park community relations and either has entered into a regulatory agreement with the department or is negotiating a regulatory agreement that is at least partially conditioned upon the replacement of the dwelling; or (ii) will be sited on land owned or purchased under a land sale contract by the individual borrower; and (c) will be the primary residence of the borrower throughout the term of the loan. (3) A loan under this section may not exceed $35,000 per individual. The department shall prescribe by rule lending requirements and terms for loans made under this program, including: (a) interest rates charged to borrowers, if any; (b) repayment requirements, if any; (c) loan forgiveness opportunities, if any; (d) affordability requirements; and (e) remedies upon transfer or default. (4) In servicing loans under the program, the department shall deposit all moneys received into the manufactured home preservation fund established in section 9 of this 2019 act. (5) The council may establish priorities for evaluating loan applications and shall give consideration to prioritizing loans to borrowers who are: (a) from low income households; and (b) decommissioning and replacing manufactured dwellings that are older or less resource or energy efficient. Section 7. (1) The housing and community services department shall establish a program to provide grants to persons for safely decommissioning and disposing of a manufactured dwelling as defined in OR ST 446.003. (2) The department may award grants under the program only to a person that is: (a) an individual who owns a manufactured dwelling sited: (i) in a manufactured dwelling park that has registered with the office of manufactured dwelling park community relations and either has entered into a regulatory agreement with the department or is negotiating a regulatory agreement that is at least partially conditioned upon the replacement of the dwelling; (ii) on land owned by the individual; or (iii) on land being purchased by the individual under a land sale contract as defined in OR ST 18.960; or (b) a nonprofit corporation as defined in OR ST 317.097, a Manufactured dwelling park nonprofit cooperative as defined in OR ST 62.803, a housing authority as defined in OR ST 456.005, a local unit of government as defined in OR ST 466.706 or a state governmental entity. (3) Grants awarded under the program may not exceed 80 percent of the cost of decommissioning and disposing of the manufactured dwelling. (4) The Oregon housing stability council may establish priorities for the evaluation of grant applications and shall consider prioritizing grant awards: (a) for the safe remediation of dwellings with environmental and public health hazards and risks, including asbestos, lead paint and mold; (b) to owners from low income households; and (c) for the decommissioning of manufactured dwellings that are older or less resource and energy efficient.

Section 8. (1) The director of the housing and community services department shall appoint an advisory committee on manufactured housing. The director has the discretion to determine the membership of the committee and the terms of committee members, but shall consider for membership
representatives from the following groups: (a) state agencies such as the housing and community services department, the department of land conservation and development, the department of environmental quality, the department of consumer and business services and the Oregon business development department; (b) the United States Department of Housing and Urban Development and the United States Department of Agriculture Rural Development; (c) local governments and local government agencies; (d) owners of manufactured dwelling parks that have an interest in providing affordable housing, or nonprofit corporations or cooperative corporations that own manufactured dwelling parks; (e) representatives of organizations that have a particular focus on serving people of color and that provide financial counseling, education or the opportunity to purchase affordable housing to individuals and families; (f) lenders or other persons that offer financing for manufactured dwelling parks or for purchasing manufactured dwellings; and (g) manufactured dwelling park tenants or owners of manufactured dwellings. (2) The advisory committee shall: (a) advise the housing and community services department and other state agencies with respect to matters of interest and concern that are related to manufactured housing, manufactured dwellings and manufactured dwelling parks; (b) develop and promote strategies to maximize long-term preservation of manufactured dwelling parks as affordable housing; (c) identify and propose solutions to overcome barriers that prevent development of manufactured dwelling parks; (d) identify strategies to fund, preserve and improve infrastructure in manufactured dwelling parks; (e) develop and propose fair and equitable sources of financing for purchasing manufactured dwellings; (f) identify and promote strategies and services for assisting owners of manufactured dwellings to weatherize existing manufactured dwellings or replace deteriorating manufactured dwellings; (g) develop, approve or promote courses to counsel home buyers with respect to purchasing manufactured dwellings in this state; (h) identify and propose solutions to overcome barriers that prevent using manufactured dwellings as accessory dwelling units; (i) encourage the development of capacity for nonprofit corporations and residents of this state to acquire, own and maintain manufactured dwelling parks in fair market transactions; (j) conduct annual evaluations of the committee’s efforts and the efforts of the housing and community services department and other state agencies in achieving the actions, priorities, goals and functions described in this subsection; (k) encourage and promote home buyer and homeowner counseling and education; and (l) meaningfully engage culturally specific and culturally responsive organizations and their constituents, including federally recognized Indian tribes located within this state. (3) In undertaking the duties described in subsection (2) of this section, the advisory committee shall take account of the capacity of the department’s staff and resources and the staff and resources of other state agencies. (4) The advisory committee shall compile and report the results of the committee’s evaluations under subsection (2)(j) of this section to the Oregon housing stability council not later than March 30 of each year. Section 9. (1) The manufactured home preservation fund is established within the state treasury, separate and distinct from the general fund. Interest earned by the manufactured home preservation fund shall be credited to the fund. (2) Moneys in the manufactured home preservation fund consist of: (a) amounts donated to the fund; (b) amounts appropriated or otherwise transferred to the fund by the legislative assembly; (c) amounts received from state or federal sources to be deposited into the fund; (d) income derived from moneys in the fund; and (e) other amounts deposited in the fund from any source. (3) Moneys in the fund are continuously appropriated to the housing and community services department to: (a) carry out the provisions of sections 6 to 8 of this 2019 act; and (b) pay the administrative costs associated with the fund and with implementing and maintaining the programs and advisory committee established under sections 6 to 8 of this 2019 act. Section 10. (1) The housing and community services department shall provide one or more grants to a nonprofit organization for the purposes of developing or improving infrastructure for a manufactured dwelling park. (2) A nonprofit organization eligible for grants under this section must: (a) have experience in manufactured dwelling park development and redevelopment; and (b) own or have made plans to purchase or develop a manufactured dwelling park.
in Springfield, Oregon. (3) A nonprofit organization receiving grants under this section shall enter into an agreement with the department and a local housing authority that requires the nonprofit to: (a) ensure that the manufactured dwelling park primarily supports residents who are low income or who have been displaced by the recent closure of an existing park; (b) provide a report to the department on or before November 15, 2020, that includes: (a) the nonprofit organization’s accounting and use of grant moneys under this section; (b) identification of other moneys or other assistance that the nonprofit organization was able to obtain or plans to obtain to support the acquisition and development of the park or to acquire manufactured dwellings made available for rent or purchase by the nonprofit organization in the park; (c) identification of other moneys or other assistance that the nonprofit organization obtained, or assisted the residents of the park in obtaining, that provided direct support to the park’s low income and displaced residents, including outreach and counseling, and acquisition, rehabilitation, transportation or demolition of manufactured dwellings; (d) outreach, counseling and other resources that the nonprofit has provided or plans to provide to the park’s low income and displaced residents; and (e) lessons learned and any best practices identified by the nonprofit regarding subparagraphs (a) to (d) of this paragraph; and (c) meet any other requirements that the department may establish. Section 11. In addition to the funds appropriated by section 18 (3) of this 2019 act, notwithstanding OR ST 456.579 (1) and 456.581, the housing and community services department may use moneys available in the manufactured dwelling parks account established under OR ST 458.579 to fund grants under section 10 of this 2019 act. Section 12. No later than December 15, 2020, the housing and community services department shall provide a report to the legislative assembly or an appropriate committee of the legislative assembly in the manner provided under OR ST 192.245 on the use of grant moneys under section 10 of this 2019 act, including the information reported by the nonprofit organization that received grant moneys under section 10 (3)(b) of this 2019 act. Also provides that sections 10, 11 and 12 of this 2019 act are repealed on June 30, 2023. Also adds that (1) the amendments to OR ST 456.579 by section 15 of this 2019 act are intended to change the name of the "mobile home parks purchase account" to the "manufactured dwelling parks account." (2) Whenever, in any statutory law or resolution of the legislative assembly or in any rule, document, record or proceeding authorized by the legislative assembly, reference is made to the mobile home parks purchase account, the reference is considered to be a reference to the manufactured dwelling parks account. (3) For the purpose of harmonizing and clarifying statutory law, the legislative counsel may substitute for words designating the "mobile home parks purchase account," wherever they occur in statutory law, other words designating the "manufactured dwelling parks account." Provides that moneys in the account are continuously appropriated. Amends OR ST 456.851 to add that account funds may be used to provide loans for the development of infrastructure for a newly purchased park. Also amends OR ST 456.581 to add that loans may be provided for purchasing or developing parks where a significant percentage of tenants have been displaced by the recent closure of an existing park. Section 18. In addition to and not in lieu of any other appropriation, there is appropriated to the housing and community services department, for the biennium beginning July 1, 2019, out of the general fund: (1) the amount of $9,500,000 for administering and funding loans under section 2 of this 2019 act and for carrying out the requirements of the office of manufactured dwelling park community relations under OR ST 90.849 (2). (2) The amount of $2,500,000 for deposit into the manufactured home preservation fund established in section 9 of this 2019 act. (3) The amount of $3,000,000 for deposit into the manufactured dwelling parks account established under OR ST 456.579 to fund grants under section 10 of this 2019 act. Section 19. Notwithstanding any other law limiting expenditures, the limitation on expenditures established by section 2, chapter ____, Oregon laws 2019 (enrolled senate bill 5512), for the biennium beginning July 1, 2019, as the maximum limit for payment of expenses for operations, from fees, moneys or other revenues, including miscellaneous receipts and federal funds from the united states department of housing and urban development for contract services, but
excluding lottery funds and federal funds not described in this section, collected or received by the housing and community services department, is increased by $5,500,000 for expenditures related to sections 6, 7, 8 and 10 of this 2019 act. Section 20. This 2019 act takes effect on the 91st day after the date on which the 2019 regular session of the eightieth legislative assembly adjourns sine die.

State: Oregon
Bill #: 2019 OR HB 2164
Sponsor: House Interim Committee on Revenue
Date Enacted - Final: July 23, 2019
Type of Legislation: Taxation
Description of Legislation Specific to Mobile Homes/Manufactured Housing: Amends Section 18, chapter 906, Oregon Laws 2007 to extend end date so that Section 17, chapter 906, Oregon Laws 2007, applies to individuals whose household ends tenancy at a manufactured dwelling park during a tax year that begins on or after January 1, 2007, and before January 1, 2026.