

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1182 Session of
2011

INTRODUCED BY HARPER, MARCH 23, 2011

REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, MARCH 23, 2011

AN ACT

1 Amending the act of November 24, 1976 (P.L.1176, No.261),
2 entitled, as amended, "An act providing for the rights and
3 duties of manufactured home owners or operators and
4 manufactured home lessees," further providing for disclosure
5 of fees.

6 The General Assembly of the Commonwealth of Pennsylvania
7 hereby enacts as follows:

8 Section 1. Section 6(e) of the act of November 24, 1976
9 (P.L.1176, No.261), known as the Manufactured Home Community
10 Rights Act, amended October 19, 2010 (P.L.546, No.80), is
11 amended to read:

12 Section 6. Disclosure of Fees.--* * *

13 (e) All new leases, lease extensions and lease renewals[,
14 which are for more than a 60-day period,] shall contain the
15 following full disclosures:

16 (1) The manner in which utility and other services,
17 including, but not limited to, sewage and waste disposal, cable
18 television, water supply and storm drainage, will be provided,
19 and the entity providing them. The services and the lot rental
20 amount or user fees charged by the manufactured home community

owner for the services provided by the manufactured home
community owner shall also be disclosed.

(2) An explanation of the manner in which the manufactured
home space rental amount will be increased, including, but not
limited to, notification to the manufactured home lessee at
least 60 days in advance of the increase.

(3) Disclosure of any factors that may affect the lot rental
amount, including, but not limited to these factors:

(i) Water rates.

(ii) Sewer rates.

(iii) Waste disposal rates.

(iv) Maintenance costs, including costs of deferred
maintenance.

(v) Management costs.

(vi) Property taxes.

(vii) Major repairs or improvements.

(viii) Any other fees, costs, assessments or service charges
that the manufactured home lessee is required to pay or that the
manufactured home owner or operator intends to charge during the
terms of the lease or rental agreement.

(4) Disclosure of the manner in which the pass-through
charges will be assessed.

(5) A report of the utility fees charged for the
manufactured home space paid to the community owner by a prior
lessee during the previous 12 months.

(6) Disclosure of all service charges currently charged for
services offered which the manufactured home lessee may elect to
incur and the manner in which the fees will be increased.

(7) Any manufactured home community rules and regulations
that have been established and an explanation of the manner in

1 which the rules and regulations will be set, changed or
2 promulgated.

3 (8) The rent history of the manufactured home space for the
4 three full calendar years immediately preceding the prospective
5 initial rental agreement date. This information shall be for
6 basic manufactured home space rental only and does not apply to
7 other fees such as late charges and guest fees. Additionally,
8 the calculation of rent history shall be posted in the public
9 portion of the manufactured home community's rental office or
10 other conspicuous and readily accessible place and in the same
11 place as any rules and regulations that have been established
12 for the manufactured home community are posted.

13 (9) Citations or other documents from Federal, State or
14 local governmental agencies which require the manufactured home
15 community owner to take corrective action, including citations
16 from the Department of Environmental Protection regarding water
17 and sewage. Such information shall also be posted within the
18 community in the same place as manufactured home community rules
19 and regulations are displayed until the corrective action has
20 been completed.

21 Section 2. This act shall take effect in 60 days.