



**House of Representatives**  
COMMONWEALTH OF PENNSYLVANIA  
HARRISBURG

June 9, 2011

**TO:** All House Members  
**FROM:** Representative Robert L. Freeman  
**SUBJECT:** Proposed legislation – Manufactured Home Community Rights Act

I will be introducing legislation in the near future to amend the “Manufactured Home Community Rights Act” (Act 261 of 1976) as described below.

1. Adds the following requirements for Manufactured Home Community owners when selling the community.
  - a. Provide written notice to residents within 60 days of any decision to close the community.
  - b. Allow no less than 180 days for residents to vacate the community upon notice to close.
  - c. Pay relocation expenses up to \$4,000 for single and \$6,000 for multisection manufactured homes.
  - d. Pay a minimum of \$2,500 or the appraised value of the home when the homeowner is unable or unwilling to relocate the home.
  - e. Allow tenants to terminate any leases without penalty upon receiving a notice to close the community.
2. Adds provisions relating to Abandoned Manufactured Homes when a resident or tenant relinquishes possession of the home for a period of at least 30 days. The manufactured home community owner may do the following:
  - a. Enter the manufactured home and secure any appliances, furnishings or other personal property, disconnect the utilities and exercise ordinary care in relation to the home by disposing of perishable food items and contacting animal control to remove any abandoned pets.
  - b. Move the home and any personal property to a storage area within the home park or to another location without having to obtain a removal permit from the local taxing authority.

- c. Assess removal charges and storage charges against the former resident or tenant.
  - d. Dispose of the personal property or manufactured home after giving written notice to the resident or lienholder.
3. Repeals Section 505 of The Landlord and Tenant Act of 1951 regarding the acquisition of abandoned mobile homes and includes the language as a section under this legislation. Further provides for the disposition of abandoned homes.

If you wish to cosponsor this legislation, please call Danielle Brown in my office at 783-3815 or e-mail her at [dbrown@pahouse.net](mailto:dbrown@pahouse.net).