
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2941 Session of
2020

INTRODUCED BY HANBIDGE, MADDEN, HILL-EVANS, FREEMAN, HOWARD,
GALLOWAY AND CIRESI, OCTOBER 19, 2020

REFERRED TO COMMITTEE ON URBAN AFFAIRS, OCTOBER 19, 2020

AN ACT

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

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

7 Section 1. The act of November 24, 1976 (P.L.1176, No.261),
8 known as the Manufactured Home Community Rights Act, is amended
9 by adding a section to read:

10 Section 6.1. Rent Increases.--(a) A manufactured home
11 community owner shall:

12 (1) Post any proposed rent increase in a public area within
13 the manufactured home community at least 180 days prior to the
14 effective date of the rent increase.

15 (2) Notify the manufactured home residents and manufactured
16 home tenants of any proposed rent increase by certified mail or
17 hand flyer at their residences 180 days prior to the effective
18 date of the rent increase.

19 (b) If the proposed rent increase is higher than the most

1 recent annual cost-of-living adjustment calculated by the U.S.
2 Bureau of Labor Statistics using the percentage change in the
3 Consumer Price Index for All Urban Consumers (CPI-U) for
4 Pennsylvania, a manufactured home resident or manufactured home
5 tenant may begin proceedings before a magisterial district judge
6 to review the rent increase within 180 days of the effective
7 date of the proposed rent increase.

8 (c) If a magisterial district judge determines that the rent
9 increase is unreasonable, the magisterial district judge may set
10 the rent increase at or below the most recent annual cost-of-
11 living adjustment calculated by the U.S. Bureau of Labor
12 Statistics using the percentage change in the Consumer Price
13 Index for All Urban Consumers (CPI-U) for Pennsylvania for one
14 year.

15 (d) In determining if a proposed rent increase is
16 reasonable, a magisterial district judge shall consider all of
17 the following:

18 (1) Increases in the community owner's operating expenses.

19 (2) Increases in the community owner's property taxes on the
20 community park.

21 (3) Increases in the cost of debt service that is directly
22 related to acquisition or capital improvements in the community
23 park.

24 (4) The return on the community owner's equity investment
25 over the past three years, and the reasons offered by the
26 community owner for seeking an increase in the return on the
27 community owner's investment.

28 (5) A sampling of current lot rents in the region in which
29 the community park is located.

30 (6) Any other costs asserted by the community owner that are

1 relevant and probative of the need for an increase.

2 Section 2. This act shall take effect in 180 days.