
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 805 Session of
2023

INTRODUCED BY HANBIDGE, CERRATO, CIRESI, SANCHEZ, MADDEN,
HOWARD, BURGOS, FLEMING, NEILSON, FREEMAN, OTTEN, N. NELSON
AND GILLEN, APRIL 3, 2023

REFERRED TO COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT,
APRIL 3, 2023

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.

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

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

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

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

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

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

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

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

1 (6) Any other costs asserted by the community owner that are
2 relevant and probative of the need for an increase.

3 Section 2. The addition of section 6.1 of the act shall
4 apply to rent contracts or modifications entered into on or
5 after the effective date of this section.

6 Section 3. This act shall take effect in 180 days.