



ARIZONA HOUSE OF REPRESENTATIVES

Fifty-sixth Legislature
First Regular Session

House: COM DPA 9-0-1-0

HB2381: mobile homes; recreational vehicles; fund

Sponsor: Representative Gress, LD 4

Caucus & COW

Overview

Increases certain payments to and disbursements from the Mobile Home Relocation Fund (Fund).

History

The Fund provides relief to tenants required to relocate due to: 1) a change in land use; 2) rent increases; or 3) community age restrictions. Current law allows a tenant moving due to change in land use to receive Fund disbursements up to \$7,500 for single section mobile homes or \$12,500 for multi-section mobile homes in relocations within 100 miles from the vacated mobile home park ([A.R.S. § 33-1476.01](#)).

Each owner of a mobile home located in a mobile home park who does not own the land on which the mobile home is located are annually assessed a rate of \$.5 per \$100 of a taxable assessed valuation. Monies collected from the annual assessment are deposited into the Fund ([A.R.S. § 33-1476.03](#)).

Provisions

1. Increases the maximum amount of Fund monies a tenant required to relocate due to a change in use or redevelopment of the mobile home park may receive from:
 - a) \$7,500 to \$12,500 for a single section mobile home; or
 - b) \$12,500 to \$20,000 for a multisection mobile home. (Sec. 1)
2. Increases the amount the landlord must pay to the Fund for each tenant filing for relocation assistance from:
 - a) \$500 to \$700 for each single section mobile home; and
 - b) \$800 to \$1,000 for each multisection mobile home. (Sec. 1)
3. Increases the amount of additional monies a landlord must pay to the Fund if a change in use occurs before the time stated in a policy statement and the landlord fails to comply with certain statutory requirements from:
 - a) \$500 to \$700 for each mobile home space occupied by a single section mobile home; and
 - b) \$800 to \$1,000 for each mobile home space occupied by a multisection mobile home. (Sec. 1)
4. Increases the amount of additional monies a landlord must pay to the Fund if a change in use occurs within 270 days of relocations as a result of a rent increase from:
 - a) \$500 to \$700 for each mobile home space occupied by a single section mobile home; and
 - b) \$800 to \$1,000 for each mobile home space occupied by a multisection mobile home. (Sec. 1)
5. Requires, rather than permits, the Director (Director) of the Department of Housing to adopt, amend or repeal rules to administer the Fund. (Sec. 2)

<input type="checkbox"/> Prop 105 (45 votes)	<input type="checkbox"/> Prop 108 (40 votes)	<input type="checkbox"/> Emergency (40 votes)	<input type="checkbox"/> Fiscal Note
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6. Requires, rather than permits, the Director to notify the county assessors to reinstate the assessment for the Fund if at the end of a fiscal year the Fund monies are less than \$6,000,000. (Sec. 3)
7. Increases the percentage amount for abandonment of a mobile home in the park a tenant may receive from the Fund from 25% to 40% of the maximum allowable moving expense. (Sec. 1)
8. Increases the percentage amount for abandonment of a park trailer or park model in the park a tenant may receive from the Fund from 25% to 40% of the maximum allowable moving expense. (Sec. 4)
9. Increases the maximum amount, from \$4,000 to \$6,000, that a tenant may receive from the Fund for moving expenses of relocating the park trailer or park model to a new location. (Sec. 4)
10. Makes technical and conforming changes. (Sec. 1, 2, 3, 4)

Amendments

Committee on Commerce

1. Instructs a landlord to extend the time for repairs, from 14 days to 60 days, if the tenant presents a signed contract with a contractor showing the material noncompliance breach will be repaired within 60 days of the notice of a breach in the rental agreement.
2. Makes a clarifying change.