



ARIZONA HOUSE OF REPRESENTATIVES

Fifty-sixth Legislature
First Regular Session

House: COM DPA 9-0-1-0 | 3rd Read 41-19-0-0
Senate: COM DP 4-2-1-0 | 3rd Read 29-0-1-0

HB2381: mobile homes; recreational vehicles; fund

Sponsor: Representative Gress, LD 4

Senate Engrossed

Overview

Increases certain 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. 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. (Sec. 1)
2. 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. 2)
3. Increases the percentage amount, from 25% to 40%, of the maximum allowable moving expense that a tenant required to relocate due to a change in use or redevelopment of the mobile home park may receive from the Fund for abandonment of a mobile home. (Sec. 2)
4. Requires, rather than permits, the Director (Director) of the Department of Housing to adopt, amend or repeal rules to administer the Fund. (Sec. 3)
5. Increases the monetary threshold, from \$8,000,000 to \$10,000,000, for waiving the annual assessment imposed on mobile homeowners. (Sec. 4)
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. 4)

<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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7. Increases the maximum amount, from \$4,000 to \$6,000, that a tenant required to move due to a change in use or redevelopment of the RV park may receive from the Fund for moving expenses of relocating the park trailer or park model to a new location. (Sec. 5)
8. Increases the percentage amount, from 25% to 40%, of the maximum allowable moving expense that a tenant required to move due to a change in use or redevelopment of the RV park may receive from the Fund for abandonment of a park trailer or park model RV. (Sec. 5)
9. Makes technical and conforming changes. (Sec. 1, 2, 3, 4, 5)

Senate Amendments

1. Restores the threshold of \$8,000,000 for waiving the annual assessment imposed on mobile homeowners.
2. Adds a retroactive date of April 16, 2022.
3. Adds an emergency clause.