



General Assembly

February Session, 2024

Raised Bill No. 5345

LCO No. 2307



Referred to Committee on BANKING

Introduced by:
(BA)

AN ACT CONCERNING MOBILE MANUFACTURED HOMES.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 21-64 of the 2024 supplement to the general statutes
2 is repealed and the following is substituted in lieu thereof (*Effective*
3 *October 1, 2024*):

4 As used in this chapter and section 2 of this act:

5 (1) "Mobile manufactured home" means a detached residential unit
6 having three-dimensional components which are intrinsically mobile
7 with or without a wheeled chassis or a detached residential unit built on
8 or after June 15, 1976, in accordance with federal manufactured home
9 construction and safety standards, and, in either case, containing
10 sleeping accommodations, a flush toilet, tub or shower bath, kitchen
11 facilities and plumbing and electrical connections for attachment to
12 outside systems, and designed for long-term occupancy and to be
13 placed on rigid supports at the site where [it] such unit is to be occupied
14 as a residence, complete and ready for occupancy, except for minor and
15 incidental unpacking and assembly operations and connection to

16 utilities systems;

17 (2) "Mobile manufactured home park" or "park" means a plot of
18 ground upon which two or more mobile manufactured homes, occupied
19 for residential purposes, are located;

20 (3) "Mobile manufactured home space or lot" means a plot of ground
21 within a mobile manufactured home park designed for the
22 accommodation of one mobile manufactured home;

23 (4) "Licensee" means any person licensed to operate and maintain a
24 mobile manufactured home park under the provisions of this chapter;

25 (5) "Resident" means a person who owns, or rents and occupies, a
26 mobile manufactured home in a mobile manufactured home park;

27 (6) "Department" means the Department of Consumer Protection;

28 (7) "Park owner" or "owner" means a licensee or permittee or any
29 person who owns, operates or maintains a mobile manufactured home
30 park;

31 (8) "Dwelling unit" means a mobile manufactured home;

32 (9) "Person" means an individual, corporation, limited liability
33 company, the state or any political subdivision thereof, agency, business
34 trust, estate, trust, partnership or association, two or more persons
35 having a joint or common interest, and any other legal or commercial
36 entity;

37 (10) "Premises" means a dwelling unit and facilities and
38 appurtenances therein and grounds, areas and facilities held out for the
39 use of residents generally or whose use is promised to the resident;

40 (11) "Rent" means all periodic payments to be made to the owner
41 under the rental agreement; and

42 (12) "Rental agreement" means all agreements, written or oral, and
43 valid rules and regulations adopted under subsection (d) of section 21-

44 70, embodying the terms and conditions concerning the use and
45 occupancy of a dwelling unit or premises.

46 Sec. 2. (NEW) (*Effective October 1, 2024*) Notwithstanding any
47 provision of titles 47a and 49 of the general statutes, for any rental
48 agreement between a park owner and a mobile manufactured home
49 owner or purchaser executed on or after October 1, 2024, if requested by
50 such mobile manufactured home owner or purchaser in connection with
51 a mortgage loan secured by a mobile manufactured home and such
52 mobile manufactured home owner's or purchaser's leasehold interest
53 under such rental agreement, such park owner shall amend such rental
54 agreement to provide that:

55 (1) The term of the rental agreement shall extend for not less than ten
56 years after the maturity date of such mortgage;

57 (2) The park owner shall give the mortgagee notice of any default
58 under the rental agreement by such mobile manufactured home owner
59 or purchaser and a right to cure such default within not less than ten
60 days; and

61 (3) In the event that any such default is not cured:

62 (A) After the park owner gives the notice required under subdivision
63 (2) of this section, the rental agreement shall not terminate while the
64 mortgagee pursues any remedies in connection with such default;

65 (B) The mortgagee shall become the owner and holder of such mobile
66 manufactured home owner's or purchaser's leasehold interest under the
67 rental agreement by foreclosure of the leasehold mortgage or by the
68 assignment of the rental agreement in lieu of such foreclosure; and

69 (C) After judgment enters in such foreclosure and such leasehold
70 interest vests in the mortgagee, the park owner may collect from the
71 mortgagee an amount equal to the value of not more than nine months
72 of rent that became due to such park owner prior to the conclusion of
73 such foreclosure. Nothing in this subparagraph shall prevent the park

74 owner from enforcing any right under the rental agreement to collect
75 from the mobile manufactured home owner or purchaser any
76 outstanding rent in excess of the amount collected from the mortgagee.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2024</i>	21-64
Sec. 2	<i>October 1, 2024</i>	New section

Statement of Purpose:

To require a park owner to amend a rental agreement with a mobile manufactured home owner or purchaser in certain circumstances.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]