

STATE OF OKLAHOMA

2nd Session of the 59th Legislature (2024)

HOUSE BILL 3578

By: Pae

AS INTRODUCED

An Act relating to cities and towns; defining terms; prohibiting municipalities from enacting certain provisions related to manufactured homes; prescribing standards for placement of manufactured homes; providing for authorized regulation by municipalities; prescribing conditions; providing for effect of enactment with respect to covenants; providing for effect of act with respect to historic districts; providing for codification; and providing an effective date.

BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

SECTION 1. NEW LAW A new section of law to be codified in the Oklahoma Statutes as Section 43-121 of Title 11, unless there is created a duplication in numbering, reads as follows:

As used in this act:

1. "Federal standards" mean the Federal Manufactured Home Construction and Safety Standards promulgated by the United States Department of Housing and Urban Development under the authority of 42 U.S.C., Section 5401 et seq. as it existed on January 1, 1976;

1 2. "Manufactured home" means a dwelling unit constructed in a
2 factory in accordance with the federal standards and meeting the
3 definitions set forth in the federal standards; and

4 3. "Mobile home" means a dwelling unit constructed in a factory
5 before the enactment of the federal standards.

6 SECTION 2. NEW LAW A new section of law to be codified
7 in the Oklahoma Statutes as Section 43-122 of Title 11, unless there
8 is created a duplication in numbering, reads as follows:

9 A. Municipalities shall not establish or continue in effect any
10 ordinance or regulation that sets standards for manufactured home
11 construction or safety that are not identical to the federal
12 standards.

13 B. Municipalities shall not establish or continue in effect any
14 ordinance or regulation that sets standards for manufactured home
15 installation that are inconsistent with the state standards for
16 installation.

17 SECTION 3. NEW LAW A new section of law to be codified
18 in the Oklahoma Statutes as Section 43-123 of Title 11, unless there
19 is created a duplication in numbering, reads as follows:

20 A. 1. Municipalities that have zoning ordinances shall allow
21 the placement of manufactured homes on individually owned lots in at
22 least one or more residential districts or zones within the
23 municipality.

1 2. Municipalities shall not establish or continue in effect any
2 ordinance or regulation that restricts the placement of manufactured
3 homes only to mobile home parks, subdivisions or land lease
4 communities.

5 B. Municipalities may establish reasonable regulations or
6 conditions for the placement of manufactured homes within the
7 jurisdiction, including, but not limited to:

- 8 1. Perimeter foundation enclosures;
- 9 2. Connection to utilities;
- 10 3. Building setbacks;
- 11 4. Side or rear yard offsets;
- 12 5. Off-street parking;
- 13 6. Construction of carports, garages and other outbuildings;
- 14 7. Entry and exits, porches, decks, and stairs; and
- 15 8. Other regulations or conditions that are applicable to other
16 single family dwellings in the same residential district or zone.

17 C. Municipalities shall not impose regulations or conditions on
18 manufactured homes that prohibit the placement of manufactured homes
19 or that are inconsistent with the regulations or conditions imposed
20 on other single family dwellings permitted in the same residential
21 district or zone.

22 SECTION 4. NEW LAW A new section of law to be codified
23 in the Oklahoma Statutes as Section 43-124 of Title 11, unless there
24 is created a duplication in numbering, reads as follows:
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Municipalities may prohibit the placement of mobile homes in all residential districts or zones, or may restrict the placement of mobile homes to designated mobile home parks, subdivisions, or land lease communities.

SECTION 5. NEW LAW A new section of law to be codified in the Oklahoma Statutes as Section 43-125 of Title 11, unless there is created a duplication in numbering, reads as follows:

A. This act shall not supersede, prevent, or preempt any valid covenants.

B. This act shall not require that manufactured homes be permitted in historic districts.

SECTION 6. This act shall become effective November 1, 2024.

59-2-9033 MAH 01/15/24