

Department of Planning and Budget 2024 Session Fiscal Impact Statement

1. Bill Number: SB232

House of Origin Introduced Substitute Engrossed
Second House In Committee Substitute Enrolled

2. Patron: Hashmi

3. Committee: General Laws and Technology

4. Title: Manufactured home parks; resident rights.

5. Summary: Provides that a rental agreement with a term of one year or more will not be automatically renewed if the tenant notifies the landlord 60 days prior to the expiration date of such tenant's intent to not renew the agreement. The bill permits a tenant to not renew a rental agreement due to a change in terms of the agreement by the landlord if such tenant notifies the landlord of his intent to not renew the rental agreement within 30 days of receiving the notice of the change in terms. The bill allows a landlord to include in a written rental agreement a late fee, not to exceed 10 percent of the amount of the rent due and owed, for unpaid rental payments. The bill removes an allowance for either party to terminate a rental agreement with certain conditions and removes a prohibition on the landlord to cause eviction by interrupting essential services. Finally, the bill modifies parameters for termination of a lot lease and eviction of a tenant.

6. Budget Amendment Necessary: No.

7. Fiscal Impact Estimates: Preliminary. See item 8.

8. Fiscal Implications: The Department of Housing and Community Development has no oversight or administrative obligations regarding the Manufactured Home Lot Rental Act. The department does update and publish on its website the Landlord Tenant Handbook. Any legislative changes made to the Act will be updated, but the department can do so using current resources.

9. Specific Agency or Political Subdivisions Affected: Department of Housing and Community Development.

10. Technical Amendment Necessary: No.

11. Other Comments: None.