

## 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:** Passed the Senate.

**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 either the tenant or the landlord provides written notice to the other party of the intent not to renew the agreement, or the landlord provides written notice to the tenant of any change in the terms of the agreement at least 60 days prior to the expiration date. The bill permits a tenant to not renew a rental agreement due to a change in terms of the agreement by the landlord, if the 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 and the landlord does not agree to renew the agreement under the same terms as the current agreement. 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.