

Manufactured Home Parks & Marinas Affordability

LC 1860 - Legislative Solutions to Support Homeowners & Park Tenants

Oregon has more than 140,000 manufactured homes, with 62,000 located in 1,000+ privately owned parks across the state. HB XXXX aims to protect homeowners living in parks who are experiencing rent increases and other requirements that far outstrip what they can afford with income from pensions, social security, or modest wages.

Issue #1 - Annual rent cap for manufactured and floating homes:

A resident in a manufactured home park typically owns their own home, paying rent for the space to the park landlord. These manufactured homes are permanently installed in place and cannot be moved. Residents on fixed or limited incomes have few options when park costs escalate. Surging rents are outstripping residents' capacity to pay and threatening their ability to remain in homes that were intended to be provide lifelong security.

SOLUTION: *Limit annual rent increases for homeowners in manufactured home parks and marinas to increases in the Consumer Price Index.*

Issue #2 - Rent resets for new tenants:

Large rent increases between tenants can severely limit a park homeowner's ability to sell their manufactured home, compounding their difficulty responding to rent-burdens, unsatisfactory park conditions, or other life changes. In extreme circumstances, residents may be forced to abandon their home without sale, losing their assets and equity.

SOLUTION: *Limit any rent charged to a new tenant who purchases a home from a former tenant to no more than 10% of the selling tenant's rent.*

Issue #3 - Aesthetic upgrades:

Some park landlords require new buyers to complete and pay for aesthetic upgrades to units at the time of sale. This creates significant barriers to manufactured home sales, suppressing the value of the home and potentially discouraging transactions. (An example of an aesthetic improvement would be replacing siding which is in good shape because the landlord prefers horizontal over vertical siding.)

SOLUTION: *Prohibit landlords from requiring a selling tenant or a prospective purchaser of a home from an existing tenant to make aesthetic or cosmetic improvements to the home, only maintenance or repair items.*

Issue #4 - Home interior inspection as condition of in-place sale:

SOLUTION: *Prohibit a landlord from requiring a selling tenant or prospective purchaser to provide or allow an inspection of the interior of the home as a condition for accepting a notice of sale, approving a sale, or approving a purchaser as a new tenant.*

For info: Rep Pam Marsh - rep.pammarsh@oregonlegislature.gov