

HOUSE BILL NO. 4887

July 18, 2023, Introduced by Reps. Mueller, Fitzgerald, McKinney and Aragona and referred to the Committee on Regulatory Reform.

A bill to amend 1987 PA 96, entitled
"The mobile home commission act,"
by amending section 28 (MCL 125.2328), as amended by 1993 PA 241.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

- 1 Sec. 28. (1) An owner ~~or operator~~ of a mobile home park or
2 seasonal mobile home park shall not engage, or permit an employee
3 or agent to engage, in any of the following unfair or deceptive
4 methods, acts, or practices:
5 (a) Directly or indirectly charging or collecting from a

1 person ~~an entrance~~ a fee **to enter the mobile home park or seasonal**
2 **mobile home park.**

3 (b) Requiring a person to directly or indirectly purchase a
4 mobile home from another person as a condition of entrance to, or
5 **the** lease or rental of **a space within**, a mobile home park or
6 seasonal mobile home park. ~~space.~~

7 (c) Directly or indirectly charging or collecting from a
8 person a refundable or nonrefundable ~~exit~~ fee **to exit the mobile**
9 **home park or seasonal mobile home park.**

10 (d) Requiring or coercing a person to purchase, rent, or lease
11 goods or services from another person as a condition of any of the
12 following:

13 (i) Entering into ~~a~~ **the mobile home park or seasonal mobile**
14 **home park.** ~~or lease.~~

15 (ii) Selling a mobile home through the ~~park owner or operator,~~
16 **of the mobile home park or seasonal mobile home park,** or ~~his or her~~
17 **the** agent or designee **of the owner of the mobile home park or**
18 **seasonal mobile home park** upon leaving a mobile home park or
19 seasonal mobile home park.

20 (iii) Renting space in a mobile home park or seasonal mobile
21 home park.

22 (e) Directly or indirectly charging or collecting from a
23 person money or other thing of value for electric, fuel, or water
24 service without the use of that service by a resident or tenant
25 being first accurately and consistently measured, unless that
26 service is included in ~~the~~ **a** rental charge as an incident of
27 tenancy.

28 (f) Conspiring, combining, agreeing, aiding, or abetting in
29 the employment of a method, act, or practice that violates this

1 act.

2 (g) Renting or leasing a mobile home or site in a mobile home
3 park or seasonal mobile home park **to a person that owns the mobile**
4 **home located in that mobile home park or seasonal mobile home park**
5 without offering **that person the opportunity to enter into a**
6 written lease **or agreement that complies with section 4a of the**
7 **truth in renting act, 1978 PA 454, MCL 554.634a.**

8 (h) Subject to section 28a, prohibiting a resident from
9 selling ~~his or her~~ **the resident's** mobile home on-site for a price
10 determined by that resident, if the purchaser qualifies for tenancy
11 and the mobile home meets the conditions of written park rules or
12 regulations. This subdivision does not apply to seasonal mobile
13 home parks.

14 (i) Subject to reasonable ~~mobile home park or seasonal mobile~~
15 ~~home park~~ rules governing the location, size, and style of exterior
16 television ~~antenna,~~ **antennas**, prohibiting a person from installing
17 or maintaining an exterior television antenna on a mobile home
18 ~~within~~ **located in the mobile home park or seasonal mobile home park**
19 unless the mobile home park or seasonal mobile home park provides
20 park residents, without charge, a central television antenna for
21 UHF-VHF reception.

22 (2) A tenant of a mobile home park or seasonal mobile home
23 park may bring an action on ~~his or her~~ **the tenant's** own behalf for
24 a violation of this section.

25 (3) If the commission has reason to suspect that the owner of
26 a mobile home park or seasonal mobile home park is engaged in
27 conduct that violates existing water utility tariffs or qualifies
28 the owner of a mobile home park or seasonal mobile home park for
29 regulation as a water utility, the commission shall promptly send a

1 written report of the alleged violation to the Michigan public
2 service commission.

3 Enacting section 1. This amendatory act does not take effect
4 unless all of the following bills of the 102nd Legislature are
5 enacted into law:

6 (a) Senate Bill No. ____ or House Bill No. 4886 (request no.
7 03258'23).

8 (b) Senate Bill No. ____ or House Bill No. 4888 (request no.
9 03260'23).

10 (c) Senate Bill No. ____ or House Bill No. 4889 (request no.
11 03261'23).