



**House
Legislative
Analysis
Section**

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MOBILE HOME PARK TENANTS

**House Bill 5602 as enrolled
Second Analysis (6-3-88)**

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**Sponsor: Rep. Nelson Saunders
Committee: Urban Affairs**

JUN 08 1988

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THE APPARENT PROBLEM:

The Mobile Home Commission Act was due to expire June 1, 1988. Legislation has been proposed to address issues concerning the rights and responsibilities of mobile home park owners and tenants, including proposals to prevent mobile home park owners from denying tenants the right to sell their mobile homes, on-site, at a price determined by the tenant, providing the purchaser qualified for tenancy and the mobile home met the conditions of written park rules or regulations; require that a lease or rental agreement, or rules or regulations adopted pursuant to a lease or rental agreement, would have to include a provision requiring liquidated damages to be awarded to the prevailing party in a contested action to terminate park tenancy for just cause; allow the Mobile Home Commission to impose penalties on park owners who violated the act; as well as repeal the June 1, 1988 expiration date. These issues are being considered in the Senate Committee on Local Government and Veterans, but since a resolution could not be reached by June 1, an extension of the current provisions of the act has been proposed to provide more time for discussion.

THE CONTENT OF THE BILL:

The bill would extend the act's current expiration date from June 1, 1988 to November 1, 1988.

MCL 600.5714

FISCAL IMPLICATIONS:

According to the Mobile Home Commission, the bill would have no fiscal implications for the state. (5-11-88)

ARGUMENTS:

For:

Debate in House and Senate committees have pointed out inequities in laws governing mobile home parks. However, more time is needed to consider the issues involved in amending the law, so it is necessary to temporarily extend the act's sunset date.

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