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BILL ANALYSIS



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House Bill 4801 (Substitute S-1 as reported by the Committee of the Whole)

Sponsor: Representative Bob Constan

House Committee: Intergovernmental and Regional Affairs

Senate Committee: Local, Urban and State Affairs

### **CONTENT**

The bill would amend the Mobile Home Commission Act to authorize a local government to adopt an ordinance to inspect a mobile home for safety within a mobile home park or a seasonal mobile home park, or a mobile home located outside a mobile home park or seasonal mobile home park, if the mobile home were being rented to a tenant by the mobile home's owner. The local government could propose a means to determine which mobile homes located within its jurisdiction were being rented to tenants by the owner, including imposition of a registration or a licensing requirement for renting mobile homes to tenants.

A local government could inspect mobile homes rented to tenants for safety if the safety inspection ordinance applied to all other rental housing within the local unit. If a local government inspected rental mobile homes for safety, the period between inspections could not be less than three years unless the local unit were responding to a tenant's complaint. Inspections for safety could not require enforcement of any mobile home construction standards that were greater than those applicable to a mobile home under the National Manufactured Housing Construction and Safety Standards Act, or standards and codes to which the home was constructed if it were constructed before application of that Act.

"Inspection for safety" would mean an inspection of a rental mobile home that is limited to ensuring the proper functioning or protection of the furnace, water heater, electrical wiring, proper sanitation and plumbing, ventilation, heating equipment, structural integrity, and smoke alarms.

MCL 125.2307

Legislative Analyst: Julie Cassidy

### **FISCAL IMPACT**

The bill would minimally increase local revenue and expenditures. Expanding inspection responsibilities would increase expenditures. The increased costs would be offset by fees, such as licensing fees or inspection fees, assessed on mobile home units.

Date Completed: 12-10-09

Fiscal Analyst: David Zin