

1 **MOBILE HOME PARK RESIDENTS' RIGHTS**

2 2017 GENERAL SESSION

3 STATE OF UTAH

4 **Chief Sponsor: Bruce R. Cutler**

5 Senate Sponsor: Karen Mayne

7 **LONG TITLE**

8 **General Description:**

9 This bill amends provisions related to mobile homes.

10 **Highlighted Provisions:**

11 This bill:

12 ▶ requires a mobile home park resident and a mobile home park to enter into a lease
13 in writing and sign the lease;

14 ▶ requires a mobile home park to make a mobile home park resident's lease available
15 on request;

16 ▶ provides that, under certain circumstances, a mobile home park may terminate the
17 lease of a mobile home park resident that fails to register with the mobile home park
18 or sign a written lease;

19 ▶ provides that a summons in an action to evict a mobile home park resident shall
20 provide the number of days after the day on which a defendant is served notice of
21 the action before which the defendant is required to appear and defend the action;

22 ▶ provides a cause of action for a mobile home park resident against a mobile home
23 park that violates the Mobile Home Park Residency Act; and

24 ▶ provides for the award of attorney fees and costs under certain circumstances.

25 **Money Appropriated in this Bill:**

26 None

27 **Other Special Clauses:**

28 None

29 **Utah Code Sections Affected:**

30 AMENDS:

31 **57-16-4**, as last amended by Laws of Utah 2015, Chapter 233

32 **57-16-5**, as last amended by Laws of Utah 2002, Chapter 255

33 **57-16-6**, as last amended by Laws of Utah 2008, Chapters 3 and 55

34 **57-16-7**, as last amended by Laws of Utah 2002, Chapter 255

35 ENACTS:

36 **57-16-19**, Utah Code Annotated 1953



38 *Be it enacted by the Legislature of the state of Utah:*

39 Section 1. Section **57-16-4** is amended to read:

40 **57-16-4. Termination of lease or rental agreement -- Required contents of lease --**
41 **Increases in rents or fees -- Sale of homes -- Notice regarding planned reduction or**
42 **restriction of amenities.**

43 (1) A mobile home park or its agents may not terminate a lease or rental agreement
44 upon any ground other than as specified in this chapter.

45 ~~[(2) Each agreement for the lease of mobile home space shall be written and signed by~~
46 ~~the parties.]~~

47 (2) (a) A mobile home park and a mobile home park resident that enter into an
48 agreement for the lease of a mobile home park space shall:

49 (i) enter into the lease agreement in writing; and

50 (ii) sign the lease agreement.

51 (b) A mobile home park shall, for each lease entered into by the mobile home park
52 with a mobile home park resident:

53 (i) maintain a written copy of the lease; and

54 (ii) make a written copy of the lease available to the mobile home park resident that is
55 a party to the lease:

56 (A) no more than seven calendar days after the day on which the mobile home park
57 receives a written request from the mobile home park resident; and

58 (B) except for reasonable copying expenses, at no charge to the mobile home park
59 resident.

60 (3) Each lease shall contain at least the following information:

61 (a) the name and address of the mobile home park owner and any persons authorized to
62 act for the owner, upon whom notice and service of process may be served;

63 (b) the type of the leasehold, whether it be term or periodic, and, in leases entered into
64 on or after May 6, 2002, a conspicuous disclosure describing the protection a resident has
65 under Subsection (1) against unilateral termination of the lease by the mobile home park except
66 for the causes described in Section 57-16-5;

67 (c) (i) a full disclosure of all rent, service charges, and other fees presently being
68 charged on a periodic basis; and

69 (ii) a full disclosure of utility infrastructure owned by the mobile home park owner or
70 its agent that is maintained through service charges and fees charged by the mobile home park
71 owner or its agent;

72 (d) the date or dates on which the payment of rent, fees, and service charges are due;
73 and

74 (e) all rules that pertain to the mobile home park that, if broken, may constitute
75 grounds for eviction, including, in leases entered into on or after May 6, 2002, a conspicuous
76 disclosure regarding:

77 (i) the causes for which the mobile home park may terminate the lease as described in
78 Section 57-16-5; and

79 (ii) the resident's rights to:

80 (A) terminate the lease at any time without cause, upon giving the notice specified in
81 the resident's lease; and

82 (B) advertise and sell the resident's mobile home.

83 (4) (a) Increases in rent or fees for periodic tenancies are unenforceable until 60 days
84 after notice of the increase is mailed to the resident.

85 (b) If service charges are not included in the rent, the mobile home park may:

86 (i) increase service charges during the leasehold period after giving notice to the
87 resident; and

88 (ii) pass through increases or decreases in electricity rates to the resident.

89 (c) Annual income to the park for service charges may not exceed the actual cost to the
90 mobile home park of providing the services on an annual basis.

91 (d) In determining the costs of the services, the mobile home park may include
92 maintenance costs related to those utilities that are part of the service charges.

93 (e) The mobile home park may not alter the date on which rent, fees, and service
94 charges are due unless the mobile home park provides a 60-day written notice to the resident
95 before the date is altered.

96 (5) (a) Except as provided in Subsection (3)(b), a rule or condition of a lease that
97 purports to prevent or unreasonably limit the sale of a mobile home belonging to a resident is
98 void and unenforceable.

99 (b) The mobile home park:

100 (i) may reserve the right to approve the prospective purchaser of a mobile home who
101 intends to become a resident;

102 (ii) may not unreasonably withhold that approval;

103 (iii) may require proof of ownership as a condition of approval; or

104 (iv) may unconditionally refuse to approve any purchaser of a mobile home who does
105 not register before purchasing the mobile home.

106 (6) If all of the conditions of Section 41-1a-116 are met, a mobile home park may
107 request the names and addresses of the lienholder or owner of any mobile home located in the
108 park from the Motor Vehicle Division.

109 (7) (a) A mobile home park may not restrict a resident's right to advertise for sale or to
110 sell a mobile home.

111 (b) A mobile home park may limit the size of a "for sale" sign affixed to the mobile
112 home to not more than 144 square inches.

113 (8) A mobile home park may not compel a resident who wishes to sell a mobile home

114 to sell it, either directly or indirectly, through an agent designated by the mobile home park.

115 (9) A mobile home park may require that a mobile home be removed from the park
116 upon sale if:

117 (a) the mobile home park wishes to upgrade the quality of the mobile home park; and

118 (b) the mobile home either does not meet minimum size specifications or is in a
119 rundown condition or is in disrepair.

120 (10) Within 30 days after a mobile home park proposes reducing or restricting
121 amenities, the mobile home park shall:

122 (a) schedule at least one meeting for the purpose of discussing the proposed restriction
123 or reduction of amenities with residents; and

124 (b) provide at least 10 days advance written notice of the date, time, location, and
125 purposes of the meeting to each resident.

126 (11) If a mobile home park uses a single-service meter, the mobile home park owner
127 shall include a full disclosure on a resident's utility bill of the resident's utility charges.

128 (12) The mobile home park shall ensure that the following are posted at all times in a
129 conspicuous place in a common area of the mobile home park:

130 (a) a copy of this chapter; and

131 (b) a notice that:

132 (i) summarizes the rights and responsibilities described in this chapter; and

133 [~~(ii) includes information on how to use the helpline described in Title 57, Chapter 16a,~~
134 ~~Mobile Home Park Helpline; and]~~

135 [(~~iii~~) (ii) is in a form approved by the Office of the Attorney General.

136 Section 2. Section **57-16-5** is amended to read:

137 **57-16-5. Cause required for terminating lease -- Causes -- Cure periods -- Notice.**

138 (1) An agreement for the lease of mobile home space in a mobile home park may be
139 terminated by mutual agreement or for any one or more of the following causes:

140 (a) failure of a resident to comply with a mobile home park rule:

141 (i) relating to repair, maintenance, or construction of awnings, skirting, decks, or sheds

142 for a period of 60 days after receipt by a resident of a written notice of noncompliance from the
143 mobile home park under Subsection 57-16-4.1(1); or

144 (ii) relating to any other park rule for a period of seven days after the latter to occur of
145 settlement discussion expiration or receipt by the resident of a written notice of noncompliance
146 from the mobile home park, except relating to maintenance of a resident's yard and space, the
147 mobile home park may elect not to proceed with the seven-day cure period and may provide the
148 resident with written notice as provided in Subsection (2);

149 (b) repeated failure of a resident to abide by a mobile home park rule, if the original
150 written notice of noncompliance states that another violation of the same or a different rule
151 might result in forfeiture without any further period of cure;

152 (c) behavior by a resident or any other person who resides with a resident, or who is an
153 invited guest or visitor of a resident, that threatens or substantially endangers the security,
154 safety, well-being, or health of other persons in the park or threatens or damages property in the
155 park including:

156 (i) use or distribution of illegal drugs;

157 (ii) distribution of alcohol to minors; or

158 (iii) commission of a crime against property or a person in the park;

159 (d) nonpayment of rent, fees, or service charges for a period of five days after the due
160 date;

161 (e) a change in the land use or condemnation of the mobile home park or any part of it;

162 [~~or~~]

163 (f) failure by a mobile home park resident to enter into a written lease with the mobile
164 home park that is offered by the mobile home park; or

165 [~~(f)~~] (g) a prospective resident provides materially false information on the application
166 for residency regarding the prospective resident's criminal history.

167 (2) If the mobile home park elects not to proceed with the seven-day cure period in
168 Subsection (1)(a)(ii), a 15-day written notice of noncompliance shall:

169 (a) state that if the resident does not perform the resident's duties or obligations under

170 the lease agreement or rules of the mobile home park within 15 days after receipt by the
171 resident of the written notice of noncompliance, the mobile home park may enter onto the
172 resident's space and cure any default;

173 (b) state the expected reasonable cost of curing the default;

174 (c) require the resident to pay all costs incurred by the mobile home park to cure the
175 default by the first day of the month following receipt of a billing statement from the mobile
176 home park;

177 (d) state that the payment required under Subsection (2)(b) shall be considered
178 additional rent; and

179 (e) state that the resident's failure to make the payment required by Subsection (2)(b) in
180 a timely manner shall be a default of the resident's lease and shall subject the resident to all
181 other remedies available to the mobile home park for a default, including remedies available
182 for failure to pay rent.

183 (3) Notwithstanding Subsection (1), a mobile home park may evict under Title 78B,
184 Chapter 6, Part 8, Forcible Entry and Detainer, an individual who:

185 (a) has not entered into a written agreement with the mobile home park; and

186 (b) is residing in the mobile home park in violation of this chapter or a mobile home
187 park rule.

188 Section 3. Section **57-16-6** is amended to read:

189 **57-16-6. Action for lease termination -- Prerequisite procedure.**

190 A legal action to terminate a lease based upon a cause set forth in Section **57-16-5** may
191 not be commenced except in accordance with the following procedure:

192 (1) Before issuance of any summons and complaint, the mobile home park shall send
193 or serve written notice to the resident or person:

194 (a) by delivering a copy of the notice personally;

195 (b) by sending a copy of the notice through registered or certified mail addressed to the
196 resident or person at the person's place of residence;

197 (c) if the resident or person is absent from the person's place of residence, by leaving a

198 copy of the notice with some person of suitable age and discretion at the individual's residence
199 and sending a copy through registered or certified mail addressed to the resident or person at
200 the person's place of residence; or

201 (d) if a person of suitable age or discretion cannot be found, by affixing a copy of the
202 notice in a conspicuous place on the resident's or person's mobile home and also sending a copy
203 through registered or certified mail addressed to the resident or person at the person's place of
204 residence.

205 (2) (a) The notice required by Subsection (1) shall set forth:

206 ~~[(a)]~~ (i) the cause for the notice and, if the cause is one which can be cured, the time
207 within which the resident or person has to cure; and

208 ~~[(b)]~~ (ii) the time after which the mobile home park may commence legal action
209 against the resident or person if cure is not effected~~[, as follows:]~~.

210 (b) In addition to the requirements described in Subsection (2)(a), the notice shall
211 conform to the following:

212 (i) ~~[(h)]~~ in the event of failure to abide by a mobile home park rule, the notice shall
213 provide for a cure period as provided in Subsections 57-16-5(1)(a) and (2), except in the case
214 of repeated violations and, shall state that if a cure is not timely effected, or a written
215 agreement made between the mobile home park and the resident allowing for a variation in the
216 rule or cure period, eviction proceedings may be initiated immediately~~[:]~~;

217 (ii) ~~[(f)]~~ if a resident, a member, or invited guest or visitor of the resident's household
218 commits repeated violations of a rule, a summons and complaint may be issued three days after
219 a notice is served~~[:]~~;

220 (iii) ~~[(f)]~~ if a resident, a member, or invited guest or visitor of the resident's household
221 behaves in a manner that threatens or substantially endangers the well-being, security, safety, or
222 health of other persons in the park or threatens or damages property in the park, eviction
223 proceedings may commence immediately~~[:]~~;

224 (iv) ~~[(f)]~~ if a resident does not pay rent, fees, or service charges, the notice shall provide
225 a five-day cure period and, that if cure is not timely effected, or a written agreement made

226 between the mobile home park and the resident allowing for a variation in the rule or cure
227 period, eviction proceedings may be initiated immediately~~[-];~~ and

228 (v) ~~[If]~~ if a lease is terminated because of a planned change in land use or
229 condemnation of the park or a portion of the park, the notice required by Section 57-16-18
230 serves as notice of the termination of the lease.

231 (3) (a) Eviction proceedings commenced under this chapter and based on causes set
232 forth in Subsections 57-16-5(1)(a), (b), and (e) shall be brought in accordance with the Utah
233 Rules of Civil Procedure and may not be treated as unlawful detainer actions under Title 78B,
234 Chapter 6, Part 8, Forcible Entry and Detainer.

235 (b) Eviction proceedings commenced under this chapter and based on causes of action
236 set forth in ~~[Subsections]~~ Subsection 57-16-5(1)(c) ~~[and]~~, (d), or (f) may, at the election of the
237 mobile home park, be treated as ~~[actions]~~ an action brought under this chapter ~~[and]~~ or under
238 the unlawful detainer provisions of Title 78B, Chapter 6, Part 8, Forcible Entry and Detainer.

239 (c) If unlawful detainer is charged, ~~[the court shall endorse on]~~ the summons shall
240 include the number of days within which the defendant is required to appear and defend the
241 action, which shall not be less than five days or more than ~~[20]~~ 21 days from the date of
242 service.

243 Section 4. Section 57-16-7 is amended to read:

244 **57-16-7. Rules of parks.**

245 (1) (a) (i) ~~[A]~~ Subject to Subsection (1)(a)(ii), a mobile home park may ~~[promulgate]~~
246 make rules related to the health, safety, and appropriate conduct of residents and to the
247 maintenance and upkeep of ~~[such]~~ the mobile home park. ~~[No change in rule that is~~
248 ~~unconscionable is valid.]~~

249 (ii) A mobile home park may not make a rule that is unconscionable.

250 (b) (i) No new or amended rule shall take effect, nor provide the basis for an eviction
251 notice, until the expiration of at least:

252 (A) 120 days after its promulgation if it is a rule that requires a resident to make
253 exterior, physical improvements to the resident's mobile home or mobile home space and to

254 incur expenses greater than \$2,000 in order to comply with the rule;

255 (B) 90 days after its promulgation if it is a rule that requires a resident to make exterior,
256 physical improvements to the resident's mobile home or mobile home space and to incur
257 expenses greater than \$250 up to \$2,000 in order to comply with the rule; or

258 (C) 60 days after its promulgation if it is a rule that requires a resident to make exterior,
259 physical improvements to the resident's mobile home or mobile home space and to incur
260 expenses of \$250 or less in order to comply with the rule.

261 (ii) Each resident, as a condition precedent to a rule under this Subsection (1)(b)
262 becoming effective, shall be provided with a copy of each new or amended rule that does not
263 appear in the resident's lease agreement promptly upon promulgation of the rule.

264 (iii) For purposes of determining which period of time applies under Subsection
265 (1)(b)(i), the mobile home park may rely upon a good-faith estimate obtained by the mobile
266 home park from a licensed contractor.

267 (c) Within 30 days after the mobile home park proposes amendments to the mobile
268 home park rules, the mobile home park shall schedule at least one meeting for the purpose of
269 discussing the proposed rule amendments with residents and shall provide at least 10 days
270 advance written notice of the date, time, location, and purposes of the meeting to all residents.

271 (2) A mobile home park may specify the type of material used, and the methods used in
272 the installation of, underskirting, awnings, porches, fences, or other additions or alterations to
273 the exterior of a mobile home, and may also specify the tie-down equipment used in a mobile
274 home space, in order to insure the safety and good appearance of the park; but under no
275 circumstances may it require a resident to purchase such material or equipment from a supplier
276 designated by the mobile home park.

277 (3) No mobile home park may charge an entrance fee, exit fee, nor installation fee, but
278 reasonable landscaping and maintenance requirements may be included in the mobile home
279 park rules. The resident is responsible for all costs incident to connection of the mobile home
280 to existing mobile home park facilities and for the installation and maintenance of the mobile
281 home on the mobile home space.

282 (4) Nothing in this section shall be construed to prohibit a mobile home park from
283 requiring a reasonable initial security deposit.

284 Section 5. Section **57-16-19** is enacted to read:

285 **57-16-19. Violation of chapter by a mobile home park -- Remedies for a resident**
286 **-- Attorney fees and costs.**

287 (1) A mobile home park resident may bring a cause of action against a mobile home
288 park for damages or injunctive relief arising from a violation of this chapter.

289 (2) A court may award reasonable attorney fees and costs to the prevailing party in an
290 action described in Subsection (1).