

**MOBILE HOME AMENDMENTS**

2020 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Karen Mayne**

House Sponsor: James A. Dunnigan

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**LONG TITLE**

**General Description:**

This bill amends provisions in the Mobile Home Park Residency Act.

**Highlighted Provisions:**

This bill:

- ▶ defines "public utility";
- ▶ requires a mobile home park to include in a lease agreement certain information

relating to the costs charged by the mobile home park for public utility services;

- ▶ requires a mobile home park to provide ~~§~~→ **[each resident]** residents ←~~§~~ with an annual disclosure

describing how the mobile home park calculated ~~§~~→ **[the resident's]** residents' ←~~§~~ charges for public

utility services during the previous 12-month billing period; and

- ▶ makes technical changes.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

AMENDS:

**57-16-3**, as last amended by Laws of Utah 2002, Chapter 255

**57-16-4**, as last amended by Laws of Utah 2017, Chapter 329



121 after notice of the increase is mailed to the resident.

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

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

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

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

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

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

133 (5) (a) ~~§~~ **Beginning June 1, 2021, a** ~~§~~ **mobile home park shall** ~~§~~ **at least once**  
133a **per calendar year;** ~~§~~ **provide a**  
134 **conspicuous disclosure** ~~§~~ **to each resident** ~~§~~ **describing how the mobile home park calculated**  
134a ~~§~~ **the**  
135 **resident's** ~~§~~ **residents'** ~~§~~ **charges for public utility services during the previous twelve-month**  
135a **billing period** ~~§~~ **:**

135b (i) (A) **to each resident; and**

135c (B) **at least once each calendar year; or**

135d (ii) (A) **in a prominent place on the premises of the mobile home park;**

135e **and**

135f (B) **that is updated when no longer accurate and at least once each**

135g **calendar year.** ~~§~~

136 (b) The disclosure described in Subsection (5)(a) shall demonstrate how the charges for  
137 public utility services relate to:

138 (i) the mobile home park's master-metered bill;

139 (ii) utility infrastructure owned by the mobile home park owner or the owner's agent;

140 and

141 (iii) the applicable public utility's approved rates and terms of service.

141a ~~§~~ (c) **Before June 1, 2021, upon written request from a resident, a mobile home park**  
141b **shall disclose the information described in Subsection (5)(a) for any billing period after May**

141c **12, 2020.** ~~§~~

142 [(5)] (6) (a) Except as provided in Subsection (3)(b), a rule or condition of a lease that