

**HOUSE . . . . . No. 1475**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Tackey Chan*

*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to manufactured housing.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Tackey Chan</i>	<i>2nd Norfolk</i>	<i>1/9/2025</i>

**HOUSE . . . . . No. 1475**

By Representative Chan of Quincy, a petition (accompanied by bill, House, No. 1475) of Tackey Chan relative to manufactured housing. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 1302 OF 2023-2024.]

**The Commonwealth of Massachusetts**

\_\_\_\_\_  
**In the One Hundred and Ninety-Fourth General Court  
(2025-2026)**  
\_\_\_\_\_

An Act relative to manufactured housing.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 SECTION 1. Subsection (2) of Section 32L of Chapter 140 of the General Laws, as  
2 appearing in the 2022 Official Edition, is hereby amended in lines 6 and 8 by striking out the  
3 words “or change in rent”.

4 SECTION 2. Subsection (2) of Section 32L of said Chapter 140 is hereby further  
5 amended by inserting the following words after the existing text:- “Any change in rent that does  
6 not apply uniformly to all manufactured home tenants of a similar class shall create a rebuttable  
7 presumption that such change in rent is unfair. With respect to any change in rent, differences in  
8 the year of entry into an occupancy agreement or tenancy shall render otherwise similar classes  
9 dissimilar under this subsection. Subsection (2) shall apply retroactively.”