

COMMITTEE ON HOUSING ~ BILL SUMMARY

Bill Number: H.1475

Name: An Act Relative to manufactured housing

Sponsor(s): Representative Tackey Chan (2nd Norfolk)

Hearing Date: June 4, 2025

Prior History: Refile; 2023-24: Reported favorably to House Committee on Steering, Policy and scheduled for a second then third reading, no further action taken; 2021-2022: Reported favorably by the Joint Committee on Housing

Reporting Date: August 3, 2025

Similar Matters: QUINN v. RENT CONTROL BOARD OF PEABODY (1998); BLAKE v. HOMETOWN AMERICA, Inc. (2020)

CURRENT LAW: *M.G.L. c. 140 § 32L(2)* — Requirements and Restrictions applicable to manufactured housing communities: Any rule or change in rent that does not apply uniformly to all residents of a similar class creates a rebuttable presumption that the rule or change in rent is unfair.

PROPOSED CHANGE(S):

This bill would change the class status of all members of a manufactured housing community to one class.

This bill would remove the rebuttable presumption of unfairness for changes in rent in some cases. This updated version of the bill from last session includes an amendment to Subsection 2 that changes the definition of a “similar class” of manufactured home tenants such that “differences in the year of entry into an occupancy agreement or tenancy shall render otherwise similar classes dissimilar”.

It further applies this section retroactively.