

COMMITTEE ON HOUSING ~ BILL SUMMARY

Bill Number: H.1513

Name: An Act relative to manufactured housing communities

Sponsor(s): Representative James Hawkins (2nd Bristol)

Hearing Date: June 4, 2025

Prior History: Refile; 2023-24: Received a favorable from the Joint Committee on Housing

Reporting Deadlines: August 3, 2025

Similar Matters:

CURRENT LAW: *M.G.L. c. 140 § 32B — The board of health of any city or town, in each instance after a hearing, reasonable notice of which shall have been published once in a newspaper published in such city or town, may grant, and may suspend or revoke, licenses for recreational camps, overnight camps or cabins, motels or manufactured housing communities located within such city or town*

PROPOSED CHANGE:

This bill would establish a separate board, through a town's board of health, to oversee the use and occupancy payments for manufactured housing community accommodations in such a city or town.

SECTION 1: This section states that any board in violation of the established law, the board of health may, after a hearing and reasonable notice, suspend or revoke a manufactured housing community license.

SECTION 2: This section establishes a board for manufactured housing communities to do the following: may make rules and regulations to effectuate the purposes of this section; require the registration by owners and operators of manufactured housing communities under penalty of perjury, of information relating to the manufactured housing community accommodations; sue and be sued; compel the attendance of persons and the production of papers and information; and issue appropriate orders binding on both the owner and tenants of such manufactured housing community accommodations.

These orders include:

(d) Violations of any ordinance or by-law adopted pursuant to this bill, or any order of the board, shall be punishable by a fine of not more than \$5,000. Upon such finding of a violation or order the board shall forthwith notify the board of health of the city or town of such finding.

(e) A manufactured housing community owner or operator holding a license shall not increase the use and occupancy, fees, or the total rent of a manufactured home resident during any 12-month period, even if a new lease agreement is signed or other rental agreement is entered into, by an amount of more than the most recent Chained Consumer Price Index for All Urban Consumers. For this section, the term “Chained Consumer Price Index for All Urban Consumers” or “C-CPI-U”, shall mean the consumer price index for all urban consumers, defined in 26 U.S.C. § 1(f)(6) and published by the Bureau of Labor Statistics of the Department of Labor. The owner or operator may increase the existing manufactured home resident’s use and occupancy or rent by an amount of more than the C-CPI-U upon a finding of the board that such increase will yield a fair net operating income pursuant to this section.

(f) The following factors, among other relevant factors, which the board may define by regulation, shall be considered in determining whether manufactured housing community accommodations yield a fair net operating income:

(1) increases or decreases in property taxes; (2) unavoidable increases or any decreases in operating and maintenance expenses; (3) capital improvements of the manufactured housing community as distinguished from ordinary repair, replacement, and maintenance; (4) increases or decreases in space, services, equipment, or other similar factors; (5) substantial deterioration of the manufactured housing community other than as a result of ordinary wear and tear; (6) failure to perform ordinary repair, replacement, and maintenance; and (7) that use and occupancy, rent, and fee payments are established at levels that accommodate the occupants of each manufactured home.

The board established in this bill is subject to judicial review, as the district court shall have original jurisdiction, concurrently with the superior court, of all petitions for review. The superior court shall have original jurisdiction to enforce this act and any by-laws adopted thereunder and may restrain violations.