

**Massachusetts House of Representatives
Bill Summary**

Bill #: H.5128

Title: An Act providing for the establishment of a board to oversee use and occupancy payments for manufactured housing community accommodations in the city of Attleboro, Massachusetts

Sponsor: Rep. James Hawkins and Sen. Paul Feeney

Committee: Joint Committee on Municipalities and Regional Government

Hearing Date: March 3, 2026

Current Law: MGL Chapter 30 governs general provisions relative to state departments, commissions, officers and employees. Section 9A protects veterans who hold non-civil service positions, except elected or appointed offices having a defined term, from being involuntarily separated from such an office or position unless the procedures outlined in Sections 41 to 45 of Chapter 31 are followed.

Chapter 30A relates to state administrative procedure. Section 4 allows any interested person to petition an agency requesting the adoption, amendment or repeal of any regulation.

Chapter 31 is the civil service law.

Summary: Section 1 of the bill authorizes the city of Attleboro to establish a board to oversee the use and occupancy payments of manufactured housing parks that are located within the city, and to regulate the use or occupancy of those park accommodations and eviction of tenants. The board would have all powers necessary to carry out those functions, and make rules and regulations. They may require the registration by owners of such housing parks of information concerning those housing park accommodations.

Violations of any ordinance adopted under this act or any order of the rent board would be punishable by a fine of up to \$5,000.

Section 2 of the bill states that the board may adjust use and occupancy payments for occupants of manufactured homes in manufactured housing communities, and lists specific powers and duties of the board:
- make rules and regulations to carry out its functions;

- require owners and operators of manufactured housing communities, under penalty of perjury, to register information relating to the housing community's accommodations;
- power to sue and be sued;
- compel attendance of persons and the production of papers and information (subpoena power); and
- the power to issue appropriate orders that are binding on both the owner and tenants of such housing communities.

Section 3 lists the factors which the board may define and use to determine whether manufactured housing community accommodations are receiving a fair net operating income:

- whether the property taxes have increased or decreased;
- unavoidable changes in operating and maintenance expenses;
- capital improvements of the manufactured housing community;
- increases or decreases in space, services, equipment or other similar factors;
- substantial deterioration of the community other than normal wear and tear;
- failure to perform ordinary repair, replacement and maintenance.

Section 4 states that the state administrative procedure shall apply to the board as if it were an agency of the Commonwealth, including provisions relating to judicial review of an agency order.

Section 5 gives the district court, together with the superior court, original jurisdiction to review petitions for the adoption, amendment or repeal of any regulation promulgated by the new board. The superior court could enforce this act and any ordinances that are adopted thereunder.

Section 6 exempts personnel serving the new board from both the civil service law and the provision of the civil service law which applies to veterans who hold unclassified positions.

Section 7 provides for this act to take effect upon its passage.

Notes: Approved on October 7, 2025 by the Attleboro Municipal Council by a recorded vote of 10 in favor and 0 opposed; approved by the Mayor on October 15, 2025.

According to documentation which accompanied the certified local vote, the City of Attleboro currently has 7 manufactured housing parks containing approximately 622 mobile or manufactured homes, most of which are occupied by seniors living on fixed incomes and low-income persons and families.