



MHAction
Manufactured Housing Action

Support REAL protections for manufactured housing residents!

Across the country, including in Michigan, a group of bad actors have built a highly profitable business model by exploiting the vulnerability of manufactured/mobile home residents who own our homes, but rent the land underneath. Unlike responsible manufactured housing community (MHC) owners, their business model relies on dramatically increasing lot rents (i.e., the rent residents pay for the land beneath their homes) and fees, minimizing maintenance, and harassing residents with punitive rules and eviction threats. This trend is threatening a critical source of affordable housing particularly in Michigan's rural and exurban areas.

We have a historic opportunity to protect thousands of Michigan's communities— including seniors, veterans, and people with disabilities who need affordable housing most. These basic protections will reward responsible manufactured housing community owners and prevent some of the worst abuses by predatory actors.

**Please contact your legislators to support real protections
for seniors, people with disabilities, and hard-working families!**

Predatory MHC Investors Are...	Senate Bills 486-492/House Bills 5157-5163 say...
Rent-gouging seniors, veterans, people with disabilities and hard-working families,	Owners with a history of unjustifiable rent increases can't renew licenses
Piling on every fee imaginable,	MHC owners cannot charge fees or penalties not associated with the cost of occupancy. If charged, fees/penalties must be reasonably related to the costs incurred to ensure health and safety
Refusing to be transparent about water/utility charges	MHC owners can't charge more than they are paying for utilities, and they must disclose the rates they pay.

Forcing seniors to pay rent and fees through unaccountable and inaccessible electronic systems	MHC owners cannot require residents to pay electronically, to waive their rights, to share information on their computers, or to charge extra for not paying electronically
Neglecting maintenance, repair and infrastructure issues,	Local government can require an owner to post a surety bond for covering expenses of addressing health and safety issues. LARA can declare an MHC distressed and require owners to post financial assurance (bond, cash, other) to ensure repair and clean up including repair of utility systems, removal of abandoned homes, etc.
Stealing people's homes after residents are evicted or priced out	MHC owners must follow a process for homes to be declared abandoned and titles issued to the MHC owner AND they must pay the former owner fair market value minus funds owed.
Requiring residents to sign unfair, abusive leases,	MHC must offer a 1-year lease, provide new/renewal lease 30 days prior to end of old lease, include notice that unlicensed MHCs can't collect rent or evict, and comply with truth in renting act. Residents can sue for violations of this section.
Operating manufactured housing communities without a license,	LARA informs unlicensed park owners and gives them 30 days to apply. Potential fine of up to \$100K. Unlicensed MHCs can't collect rent or evict. Residents can take them to court to recover rent paid while unlicensed and to get a receiver appointed.
Buying up MHC's without any notice to residents or chance for them to purchase their own communities	MHC owners must provide notice so residents know when their MHC is being sold and can make an offer.
Dominating the Mobile Home Commission	The commission will be balanced to represent residents and park owners, and must meet quarterly
Hiding behind LLCs and shell companies	LARA will create a publicly searchable database, owners who don't keep it updated are fined and repeat offenses impact license renewal
Using unqualified installers and repairers	LARA must set training and licensing rules, continuing ed requirements
Getting away with all of that and so much more because the Mobile Home Code, licensing rules and standards, and staffing levels at LARA were set up for a time before the predatory real estate tycoons set their sights on Michigan seniors, veterans and families.	LARA must revise by 7/1/25 including addressing <ul style="list-style-type: none"> - Parameters on dealer financing practices, and terms, claims and conditions - Licensing and training requirements for installers/repairers - Inspections - Unlicensed people using others' license

LARA must revise by 7/1/25 including

- Annual renewal
- Owners must not have relevant convictions, history of unjustifiable rent increases, unaddressed violations
- Owners must disclose all investors who own 5+%

LARA must hire appropriate staff with appropriate qualifications

Links to SB486-492 / HB5157-5163:

Go to <https://mhaction.info/MI2024Letters> or scan here:

[SB486](#) / [HB5157](#)

[SB487](#) / [HB5158](#)

[SB488](#) / [HB5159](#)

[SB489](#) / [HB5160](#)

[SB490](#) / [HB5161](#)

[SB491](#) / [HB5162](#)

[SB492](#) / [HB5163](#)

