General Assembly

Proposed Bill No. 5428

January Session, 2025

LCO No. **2317**

02317

Referred to Committee on GENERAL LAW

Introduced by:
 REP. MARTINEZ, 22nd Dist.

AN ACT CONCERNING MOBILE MANUFACTURED HOME PARKS.

Be it enacted by the Senate and House of Representatives in General
Assembly convened:

1   That the general statutes be amended to (1) provide mobile
2 manufactured home park residents with access to fair rent commissions,
3 (2) provide that any increase in the rent charged to occupy a lot in a
4 mobile manufactured home park shall not exceed any increase in the
5 consumer price index plus one per cent, (3) establish additional
6 enforcement measures and penalties concerning mobile manufactured
7 home park owners who enter into rental agreements that are less than
8 one year in duration, (4) subject certain active case files to the Freedom
9 of Information Act, (5) allow mobile manufactured homes located in
10 municipalities other than the municipality in which a mobile
11 manufactured home is located to be used for purposes of conducting an
12 appraisal, (6) enable mobile manufactured home park residents to
13 request that a mobile manufactured home park owner's license be
14 revoked in cases of extraordinary malpractice or negligence, (7) modify
15 the amount of relocation expenses paid to mobile manufactured home
16 park residents, and (8) cap various fees imposed by mobile

17   manufactured home park owners, including, but not limited to, pet and
18   washing machine fees.

Statement of Purpose:

To (1) provide mobile manufactured home park residents with access to fair rent commissions, (2) cap rent increases and various fees imposed by mobile manufactured home park owners, (3) establish additional enforcement measures and penalties concerning mobile manufactured home park owners, (4) subject certain files to the Freedom of Information Act, (5) modify the method by which mobile manufactured homes are appraised, and (6) modify the amount of relocation expenses paid to mobile manufactured home park residents.