



General Assembly

Amendment

January Session, 2025

LCO No. 8880



Offered by:
REP. WEIR, 55th Dist.

To: House Bill No. 5428

File No. 587

Cal. No. 361

(As Amended)

**"AN ACT CONCERNING MOBILE MANUFACTURED HOME
PARKS."**

1 Strike section 7 in its entirety and substitute the following in lieu
2 thereof:

3 "Sec. 7. Section 21-84a of the general statutes is repealed and the
4 following is substituted in lieu thereof (*Effective October 1, 2025*):

5 (a) (1) There is established, within the Department of Consumer
6 Protection, a Mobile Manufactured Home [Advisory] Council
7 composed of fourteen regular members and two alternate members as
8 follows: [One member of the Connecticut Real Estate Commission, one
9 employee of the Department of Housing and one employee of the
10 Connecticut Housing Finance Authority to be appointed by the
11 Governor; an attorney-at-law specializing in mobile manufactured
12 home matters to be appointed by the speaker of the House of
13 Representatives; one town planner and one representative of the

14 banking industry to be appointed by the Governor; three mobile
15 manufactured home park owners, one to be appointed by the Governor,
16 one to be appointed by the minority leader of the Senate and one to be
17 appointed by the minority leader of the House of Representatives; a
18 representative of the mobile manufactured home industry to be
19 appointed by the majority leader of the House of Representatives; three]
20 (A) Seven regular members appointed by the Governor, (i) one of whom
21 shall be a member of the Connecticut Real Estate Commission, (ii) one
22 of whom shall be an employee of the Department of Housing, (iii) one
23 of whom shall be an employee of the Connecticut Housing Finance
24 Authority, (iv) one of whom shall be a town planner, (v) one of whom
25 shall be a representative of the banking industry, (vi) one of whom shall
26 be a mobile manufactured home park owner, and (vii) one of whom
27 shall be a senior citizen who is either a resident of a mobile
28 manufactured home park or a representative of other senior citizens
29 who reside in mobile manufactured home parks; (B) one regular
30 member appointed by the speaker of the House of Representatives, who
31 shall be an attorney-at-law specializing in mobile manufactured home
32 matters; (C) one regular member appointed by the majority leader of the
33 House of Representatives, who shall be a representative of the mobile
34 manufactured home industry; (D) one regular member appointed by the
35 minority leader of the House of Representatives, who shall be a mobile
36 manufactured home park owner; (E) one regular member appointed by
37 the minority leader of the Senate, who shall be a mobile manufactured
38 home park owner; (F) three regular members who are mobile
39 manufactured home park tenants or representatives of such tenants,
40 each from different geographic areas of the state, one to be appointed by
41 the Governor, one to be appointed by the president pro tempore of the
42 Senate and one to be appointed by the majority leader of the Senate; and
43 [a senior citizen, who is either a resident of a mobile manufactured home
44 park or a representative of other senior citizens who reside in mobile
45 manufactured home parks, to be appointed by the Governor. The
46 mobile manufactured home park owners and the representative of the
47 mobile manufactured home industry] (G) two alternate members
48 appointed by the Governor, (i) one of whom shall be a mobile

49 manufactured home park owner, and the chairperson of the council may
50 designate such alternate member to serve in lieu of any absent regular
51 member appointed pursuant to subparagraph (A)(vi) of this subdivision
52 or subparagraphs (C) to (E), inclusive, of this subdivision, and (ii) one
53 of whom shall be a mobile manufactured home park tenant or a
54 representative of such tenants, and the chairperson of the council may
55 designate such alternate member to serve in lieu of any absent regular
56 member appointed pursuant to subparagraph (F) of this subdivision.

57 (2) Each regular member appointed pursuant to subparagraph
58 (A)(vi) of subdivision (1) of this subsection or subparagraphs (C) to (E),
59 inclusive, of subdivision (1) of this subsection, and the alternate member
60 appointed pursuant to subparagraph (G)(i) of subdivision (1) of this
61 subsection, shall be appointed from a list submitted to the appointing
62 authorities by the Connecticut Manufactured Housing Association or its
63 successor, if such organization or successor exists. [The mobile
64 manufactured home park tenants or tenant representatives and the
65 senior citizen]

66 (3) Each regular member appointed pursuant to subparagraph
67 (A)(vii) of subdivision (1) of this subsection or subparagraph (F) of
68 subdivision (1) of this subsection, and the alternate member appointed
69 pursuant to subparagraph (G)(ii) of subdivision (1) of this subsection,
70 shall be appointed from a list submitted to the appointing authorities by
71 the Connecticut Manufactured Home Owners Alliance or its successor,
72 if such organization or successor exists.

73 (4) The Governor shall appoint a chairperson from among the regular
74 members of the council. [Members]

75 (5) Regular and alternate members shall serve for a term coterminous
76 with the term of the Governor or until their successors are appointed,
77 whichever is later. Any vacancy shall be filled by the appointing
78 authority for the position which has become vacant. [Members]

79 (6) No regular or alternate member of the council shall [not] be

80 compensated for [their] such member's services.

81 (7) Any [council] regular member who fails to attend three
82 consecutive meetings of the council, or who fails to attend fifty per cent
83 of all meetings of the council held during any calendar year, shall be
84 deemed to have resigned from office.

85 (b) The [advisory] council shall: (1) Monitor the implementation of
86 statutes and regulations affecting mobile manufactured homes; [] (2)
87 promote mobile manufactured homes in the state; [] (3) conduct a
88 public education program to (A) improve public perception and local
89 acceptance of mobile manufactured homes, and (B) promote [them]
90 mobile manufactured homes as affordable, decent, safe and sanitary
91 housing; [and] (4) study additional issues related to mobile
92 manufactured homes; and (5) review and approve, modify or reject each
93 application submitted pursuant to subsection (c) of this section in
94 accordance with the provisions of said subsection.

95 (c) (1) No mobile manufactured home park owner shall implement
96 any proposed rent increase at a rate that exceeds the rate set forth in
97 subparagraph (B)(i) of subdivision (5) of subsection (b) of section 21-80,
98 as amended by this act, unless:

99 (A) At least ninety days before the effective date of such proposed
100 rent increase, the owner submits an application to the council, in a form
101 and manner prescribed by the council, which (i) demonstrates that the
102 proposed rent increase is necessary due to increases in (I) the operating
103 expenses incurred by the owner in operating the mobile manufactured
104 home park, (II) the real property taxes assessed by a municipality
105 against the mobile manufactured home or the mobile manufactured
106 home park and payable by the owner, and (III) any costs that are directly
107 related to the amortized costs of capital improvements in the mobile
108 manufactured home park, (ii) shall include an itemization of all funds
109 allocated for deferred maintenance, and (iii) may include the owner's
110 projected net revenue and profit margin following approval of such
111 proposed rent increase;

112 (B) Prior to a hearing on such application, the owner submits to the
113 council any other information the council reasonably requires for the
114 purposes of this section; and

115 (C) The council, after notice and a hearing held in accordance with
116 the provisions of this subsection, determines that such increase is
117 necessary considering the increased operating expenses, real property
118 taxes and costs set forth in subparagraph (A)(i) of this subdivision.

119 (2) Not later than fifteen days after the council receives a completed
120 application submitted by an owner pursuant to subparagraph (A) of
121 subdivision (1) of this subsection, the council shall: (A) Schedule a
122 hearing date for such application, which hearing date shall be not later
123 than thirty days after the council received such application; and (B) send
124 a hearing notice to the owner in a form and manner prescribed by the
125 council.

126 (3) The owner shall provide each resident of the mobile manufactured
127 home park with at least ten days' advance notice of the hearing date
128 scheduled by the council pursuant to subparagraph (A) of subdivision
129 (2) of this subsection, which notice shall be provided in a form and
130 manner prescribed by the council.

131 (4) The council shall conduct a hearing on the owner's application in
132 accordance with the provisions of chapter 54. Not later than thirty days
133 after such hearing, the council shall: (A) Issue a written decision
134 approving, modifying or rejecting such application; and (B) send notice
135 of such decision to the owner and the resident in a form and manner
136 prescribed by the council.

137 (5) Any party aggrieved by the decision of the council may appeal
138 therefrom to the Superior Court in accordance with the provisions of
139 section 4-183.

140 (d) Notwithstanding the provisions of subsections (a) to (c), inclusive,
141 of this section, no lobbyist, as defined in section 1-91, shall be appointed
142 to serve as a regular member or an alternate member of the council."

