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I N   S E N A T E

May 10, 2010

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Introduced by Sens. PERALTA, PARKER -- read twice and ordered printed,  
and when printed to be committed to the Committee on Consumer  
Protection

AN ACT to amend the general business law and the real property law, in  
relation to requiring manufactured home park owners or operators to  
provide customers with notice that such owners or operators of manu-  
factured home parks may change the use of land comprising manufactured  
home parks

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEM-  
BLY, DO ENACT AS FOLLOWS:

1     Section 1. The general business law is amended by adding a new section  
2     399-nn to read as follows:  
3     S 399-NN. MANUFACTURED HOME CONTRACTS.     1. FOR THE PURPOSES OF THIS  
4     SECTION, "MANUFACTURED HOME" MEANS A STRUCTURE, TRANSPORTABLE IN ONE OR  
5     MORE SECTIONS, WHICH, IN THE TRAVELING MODE, IS EIGHT BODY FEET OR MORE  
6     IN WIDTH OR FORTY BODY FEET OR MORE IN LENGTH, OR, WHEN ERECTED ON SITE,  
7     IS THREE HUNDRED TWENTY OR MORE SQUARE FEET, AND WHICH IS BUILT ON A  
8     PERMANENT CHASSIS AND DESIGNED TO BE USED AS A DWELLING WITH OR WITHOUT  
9     A PERMANENT FOUNDATION WHEN CONNECTED TO THE REQUIRED UTILITIES, AND  
10    INCLUDES THE PLUMBING, HEATING, AIR-CONDITIONING AND ELECTRICAL SYSTEMS  
11    CONTAINED THEREIN. THE TERM SHALL INCLUDE ANY STRUCTURE THAT MEETS ALL  
12    OF THE REQUIREMENTS OF THIS SUBDIVISION EXCEPT THE SIZE REQUIREMENTS AND  
13    WITH RESPECT TO WHICH THE MANUFACTURER VOLUNTARILY FILES A CERTIFICATION  
14    REQUIRED BY THE UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
15    AND COMPLIES WITH THE STANDARDS ESTABLISHED UNDER TITLE 42 OF THE UNITED  
16    STATES CODE; AND EXCEPT THAT SUCH TERM SHALL NOT INCLUDE ANY SELF-PRO-  
17    PELLED RECREATIONAL VEHICLE.  
18    2. EVERY CONTRACT BETWEEN A CONSUMER AND A SELLER OF A MANUFACTURED  
19    HOME SHALL BE IN WRITING, SHALL BE DATED, SHALL CONTAIN THE STREET  
20    ADDRESS OF THE SELLER AND THE CONSUMER, AND SHALL BE SIGNED BY THE  
21    CONSUMER AND SELLER. EACH CONTRACT SHALL CONTAIN THE FOLLOWING STATEMENT  
22    IN NOT LESS THAN TWELVE-POINT BOLD FACE TYPE:  
23    "A MANUFACTURED HOME PARK OWNER OR OPERATOR MAY PROPOSE A CHANGE IN  
24    THE USE OF THE LAND COMPRISING A MANUFACTURED HOME PARK, OR A PORTION

EXPLANATION--Matter in *ITALICS* (underscored) is new; matter in brackets  
[ ] is old law to be omitted.

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1 THEREOF, ON WHICH MANUFACTURED HOMES MAY BE LOCATED. SUCH A PROPOSED USE  
2 CHANGE MAY REQUIRE THE HOME OWNER TO RELOCATE THE MANUFACTURED HOME AND  
3 SECURE OTHER ACCOMMODATIONS AT THE HOME OWNER'S EXPENSE."

4 3. A COPY OF THE FULLY COMPLETED CONTRACT SHALL BE GIVEN TO THE  
5 CONSUMER AT THE TIME THE CONTRACT IS SIGNED.

6 4. WHENEVER THERE SHALL BE A VIOLATION OF THIS SECTION, AN APPLICATION  
7 MAY BE MADE BY THE ATTORNEY GENERAL IN THE NAME OF THE PEOPLE OF THE  
8 STATE OF NEW YORK TO A COURT OR JUSTICE HAVING JURISDICTION BY A SPECIAL  
9 PROCEEDING TO ISSUE AN INJUNCTION, AND UPON NOTICE TO THE DEFENDANT OF  
10 NOT LESS THAN FIVE DAYS, TO ENJOIN AND RESTRAIN THE CONTINUANCE OF SUCH  
11 VIOLATION; AND IF IT SHALL APPEAR TO THE SATISFACTION OF THE COURT OR  
12 JUSTICE THAT THE DEFENDANT HAS, IN FACT, VIOLATED THIS SECTION, AN  
13 INJUNCTION MAY BE ISSUED BY THE COURT OR JUSTICE, ENJOINING AND  
14 RESTRAINING ANY FURTHER VIOLATIONS, WITHOUT REQUIRING PROOF THAT ANY  
15 PERSON HAS, IN FACT, BEEN INJURED OR DAMAGED THEREBY. IF THE COURT IN  
16 SUCH A SPECIAL PROCEEDING DETERMINES THAT A VIOLATION OF THIS SECTION  
17 HAS OCCURRED, THE COURT MAY IMPOSE A CIVIL PENALTY OF NOT MORE THAN FIVE  
18 HUNDRED DOLLARS FOR EACH VIOLATION. IN CONNECTION WITH ANY SUCH PROPOSED  
19 APPLICATION, THE ATTORNEY GENERAL IS AUTHORIZED TO TAKE PROOF AND MAKE A  
20 DETERMINATION OF THE RELEVANT FACTS AND TO ISSUE SUBPOENAS IN ACCORDANCE  
21 WITH THE CIVIL PRACTICE LAW AND RULES.

22 S 2. Paragraph 2 of subdivision g of section 233 of the real property  
23 law, as amended by chapter 566 of the laws of 1996, is amended to read  
24 as follows:

25 2. A manufactured home park owner or operator shall be required to  
26 fully disclose in writing all fees, charges, assessments, including  
27 rental fees, rules and regulations prior to a manufactured home tenant  
28 assuming occupancy in the manufactured home park. A MANUFACTURED HOME  
29 PARK OWNER OR OPERATOR SHALL ALSO BE REQUIRED TO FULLY DISCLOSE IN WRIT-  
30 ING THE FACT THAT SUCH MANUFACTURED HOME PARK OWNER OR OPERATOR MAY  
31 PROPOSE A CHANGE IN THE USE OF THE LAND COMPRISING THE MANUFACTURED HOME  
32 PARK, OR A PORTION THEREOF, ON WHICH THE MANUFACTURED HOME IS TO BE  
33 LOCATED, AND THAT SUCH PROPOSED USE CHANGE MAY REQUIRE THE TENANT TO  
34 RELOCATE THE MANUFACTURED HOME AND SECURE OTHER ACCOMMODATIONS AT THE  
35 TENANT'S EXPENSE.

36 S 3. This act shall take effect on the first of January next succeed-  
37 ing the date on which it shall have become a law; provided, however that  
38 effective immediately, the addition, amendment and/or repeal of any rule  
39 or regulation necessary for the implementation of this act on its effec-  
40 tive date are authorized and directed to be made and completed on or  
41 before such effective date.