STATE OF NEW YORK

11701

IN ASSEMBLY

September 2, 2026

Introduced by COMMITTEE ON RULES -- (at request of M. of A. Eachus) -- read once and referred to the Committee on Housing

AN ACT to amend the real property law, in relation to payments deemed as rent in resident-owned manufactured home communities

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Subdivision a of section 233 of the real property law is amended by adding a new paragraph 8 to read as follows:

8. The term "resident-owned manufactured home community" shall mean a manufactured home park, as defined in this subdivision, in which title to the real property comprising such park is owned by a cooperative corporation, not-for-profit corporation, limited liability company, or other legal entity in which a majority of the homeowners residing within the park are members, shareholders, or voting participants with governance rights in the operation and management of the park.

§ 2. Section 233 of the real property law is amended by adding a new subdivision z to read as follows:

z. 1. In a resident-owned manufactured home community, any monthly occupancy charge, assessment, or other mandatory payment required as a condition of occupancy and adopted pursuant to the governing documents of such community shall be deemed rent solely for purposes of enforcement pursuant to paragraph two of subdivision b of this section, including any summary proceeding for nonpayment authorized thereunder.

2. Nothing in this subdivision shall be construed to:

(i) apply to condominiums, homeowner associations, planned unit developments, or other common-interest communities not regulated as manufactured home parks under this section;

(ii) create, expand, or imply any statutory lien, foreclosure remedy, or security interest for unpaid assessments or fees in any common-interest community; or

(iii) alter or supersede any rights, remedies, or obligations existing under article nine-b of this chapter, the business corporation law, the not-for-profit corporation law, or the governing documents of any entity other than a resident-owned manufactured home community as defined in subdivision a of this section.

§ 3. This act shall take effect immediately.

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

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