

STATE OF NEW YORK

11709

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 excluding certain
resident-owned manufactured home communities from certain provisions
relating to rent increases

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

1 Section 1. Subdivision 1 of section 233-b of the real property law, as
2 added by section 12 of part 0 of chapter 36 of the laws of 2019, is
3 amended to read as follows:

4 1. The provisions of this section shall apply to all manufactured
5 homes located in a manufactured home park as defined in section two
6 hundred thirty-three of this article; provided, however, that the
7 provisions of this section shall not apply to:

8 (a) manufactured homes located in manufactured home parks that are
9 subject to a regulatory agreement with a governmental entity to preserve
10 affordable housing or that otherwise limits rent increases [~~are exempt~~
11 ~~from the provisions of this section~~]; or

12 (b) resident-owned manufactured home communities provided that: (i)
13 the community is owned and governed by resident-members of the communi-
14 ty; (ii) any monthly occupancy charges are established solely to recover
15 operating expenses, capital reserves, debt service, infrastructure
16 improvements, or other costs of operating the community; and (iii) the
17 community is subject to an affordability covenant, regulatory agreement,
18 or other affordability restriction imposed by a federal, state, or local
19 governmental housing program. For the purposes of this section, the
20 term "resident-owned manufactured home community" means a manufactured
21 home park in which title to the real property comprising such park is
22 owned by a cooperative corporation, not-for-profit corporation, limited
23 liability company, or other legal entity in which a majority of the
24 homeowners residing within the park are members, shareholders, or voting
25 participants with governance rights in the operation and management of
26 the park.

27 § 2. This act shall take effect immediately.

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

LBD16253-01-6