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 Assembly, do enact as follows:

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

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

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

(b) resident-owned manufactured home communities provided that: (i) the community is owned and governed by resident-members of the community; (ii) any monthly occupancy charges are established solely to recover operating expenses, capital reserves, debt service, infrastructure improvements, or other costs of operating the community; and (iii) the community is subject to an affordability covenant, regulatory agreement, or other affordability restriction imposed by a federal, state, or local governmental housing program. For the purposes of this section, the term "resident-owned manufactured home community" means a manufactured home park 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. 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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