

SB 746 -- Redline

Printer's No. 1793 to Printer's No. 0873 -- An Act amending the act of November 24, 1976 (P.L.1176, No.261), known as the Manufactured Home Community Rights Act, providing for residents' right to purchase manufactured home community; and further providing for remedies.

Deletions ~~struck~~ · Insertions underlined

~~PRIOR~~ PRINTER'S NO.

873 ~~PRINTER'S~~ THE NO-GENERAL ASSEMBLY OF PENNSYLVANIA SENATE BILL Session of No.

~~1793 THE GENERAL ASSEMBLY OF PENNSYLVANIA SENATE BILL Session of No.~~

WILLIAMS, HAYWOOD, ~~MILLER~~, MILLER MASTRIANO, ~~SANTARSIERO, COLLETT, STREET, COMITTA, MALONE AND BOSCOLA,~~ MASTRIANO. JUNE 3, 2025 ~~SENATOR~~ REFERRED PICOZZI, TO URBAN AFFAIRS AND HOUSING, ~~AS AMENDED,~~ JUNE 8, 3, 2026 2025 AN ACT Amending the act of November 24, 1976 (P.L.1176, No.261), entitled "An act providing for the rights and duties of manufactured home owners or operators and manufactured home lessees," providing for residents' right to ~~purchase~~ purchase ~~home~~ remedies. ~~red-manufactured~~ home community; and further providing for ~~remedies.~~ The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

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~~DEPARTMENT OF -- COMMUNITY AND ECONOMIC DEVELOPMENT.~~

(2) To exercise the right under paragraph (1), the resident association or nonprofit organization shall deliver to the ~~20250SB0746PN1793 - 2 -~~ community owner, within the 90-day period under subsection (b)

(1), a written notice of intent to make an offer to purchase the 20250SB0746PN0873 - 2 - community.

~~20250SB0746PN1793 - 3 -~~ (1) All time periods specified in this section may be extended by mutual agreement between the community owner and the 20250SB0746PN0873 - 3 - prospective purchaser.

(i) A lease for a space in a manufactured home community shall include a clause notifying residents of their right under ~~20250SB0746PN1793 - 4 -~~ this section to offer to purchase the community before the sale of the community.

20250SB0746PN0873 - 4 - (j) The Pennsylvania Housing Finance Agency shall post model ~~--~~ lease language and notices to assist compliance with this section on the Pennsylvania Housing Finance Agency's publicly accessible Internet website.

~~(J) THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT -- SHALL POST MODEL LEASE LANGUAGE AND NOTICES TO ASSIST WITH COMPLIANCE WITH THIS SECTION ON THE PUBLICLY ACCESSIBLE INTERNET WEBSITE OF THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT.~~

Remedies.--* * (c) Residents, a resident association representing at least 25% of the manufactured home space or a nonprofit organization as specified under section 11.4(c)(1) shall have the right to ~~20250SB0746PN1793 - 5 -~~ seek injunctive relief to enforce compliance with the requirements of section 11.4, including, but not limited to, the community owner's obligations to provide notice, disclose information and negotiate in good faith as required under section 11.4.

(d) Residents, a resident association representing at least 20250SB0746PN0873 - 5 - 25% of the manufactured home spaces, a nonprofit organization as specified under section 11.4(c)(1) or the agency may initiate an action in a court of competent jurisdiction to set aside the sale or transfer of title of a manufactured home community if the community owner fails to comply with the requirements of section 11.4.

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