

# HOUSE BILL No. 1133

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## DIGEST OF INTRODUCED BILL

**Citations Affected:** IC 32-31-10.

**Synopsis:** Required notices to mobile home communities. Requires a mobile home community operator (operator) to notify affected owners in writing not later than 30 days before the operator lists for sale or petitions for the rezoning of any parcel on which a mobile home or manufactured home in the mobile home community (community) is located. Requires an operator to provide all owners of mobile homes or manufactured homes in the community with written notice not less than 120 days prior to its closure. Provides that an operator who violates these requirements commits a deceptive act that is actionable by the attorney general or a consumer.

**Effective:** July 1, 2020.

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January 8, 2020, read first time and referred to Committee on Roads and Transportation.

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Second Regular Session of the 121st General Assembly (2020)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2019 Regular Session of the General Assembly.

# HOUSE BILL No. 1133



A BILL FOR AN ACT to amend the Indiana Code concerning property.

*Be it enacted by the General Assembly of the State of Indiana:*

1 SECTION 1. IC 32-31-10 IS ADDED TO THE INDIANA CODE  
2 AS A **NEW** CHAPTER TO READ AS FOLLOWS [EFFECTIVE  
3 JULY 1, 2020]:  
4 **Chapter 10. Mobile Home Community Operator Obligations**  
5 **Sec. 1. This chapter applies to a person that owns or operates a**  
6 **mobile home community.**  
7 **Sec. 2. The definitions in IC 16-41-27 apply throughout this**  
8 **chapter.**  
9 **Sec. 3. Not later than thirty (30) days before a mobile home**  
10 **community operator:**  
11 **(1) lists for sale; or**  
12 **(2) petitions for the rezoning of;**  
13 **a parcel of land in the mobile home community, the mobile home**  
14 **community operator shall provide written notice to the owners of**  
15 **all mobile homes or manufactured homes located on the parcel.**  
16 **Sec. 4. A mobile home community operator shall provide each**  
17 **owner of a mobile home or manufactured home located in the**



1     **mobile home community written notice of the operator's intent to**  
2     **close the mobile home community not later than one hundred**  
3     **twenty (120) days before the date of the intended closure.**

4     **Sec. 5. A mobile home community operator who violates this**  
5     **chapter commits a deceptive act that is actionable by the attorney**  
6     **general or a consumer under IC 24-5-0.5-4 and is subject to the**  
7     **remedies and penalties under IC 24-5-0.5.**

