

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 861 Session of 2023

INTRODUCED BY SCHWANK, COSTA, SAVAL, PENNYCUICK, MUTH, KEARNEY, KANE, BREWSTER AND CAPPELLETTI, JULY 27, 2023

REFERRED TO URBAN AFFAIRS AND HOUSING, JULY 27, 2023

AN ACT

1 Amending the act of November 24, 1976 (P.L.1176, No.261),
2 entitled "An act providing for the rights and duties of
3 manufactured home owners or operators and manufactured home
4 lessees," further providing for damages.

5 The General Assembly of the Commonwealth of Pennsylvania
6 hereby enacts as follows:

7 Section 1. Section 13 of the act of November 24, 1976
8 (P.L.1176, No.261), known as the Manufactured Home Community
9 Rights Act, is amended by adding a subsection to read:

10 Section 13. Damages.--* * *

11 (g) When the manufactured home community owner or operator
12 and a manufactured home lessee execute a renewed or extended
13 lease for a manufactured home space on or after the effective
14 date of this subsection, which increases rent or payables to the
15 lessor, the manufactured home community owner or operator may
16 not collect increased rent or fee-payable rent from the
17 manufactured home lessee if any of the following apply:

18 (1) The manufactured home community owner or operator fails
19 to disclose the amount of the increased rent or fee-payable rent

1 in the disclosure as provided in section 6.

2 (2) The manufactured home community owner or operator is not
3 in compliance with the act of November 17, 1982 (P.L.676,
4 No.192), known as the Manufactured Housing Construction and
5 Safety Standards Authorization Act.

6 (3) The amount of the increased rent or fee-payable rent
7 exceeds any percentage increase in the Consumer Price Index for
8 the immediately preceding calendar year.

9 Section 2. This act shall take effect in 60 days.