

1 S.34

2 Introduced by Senators White, Clarkson and Major

3 Referred to Committee on

4 Date:

5 Subject: Conservation and development; housing; mobile homes; lot rent

6 Statement of purpose of bill as introduced: This bill proposes to lower the  
7 allowable rate of increase for mobile home lot rents.

8 An act relating to lowering the rate of increase for mobile home lot rents

9 It is hereby enacted by the General Assembly of the State of Vermont:

10 Sec. 1. 10 V.S.A. § 6252 is amended to read:

11 § 6252. LOT RENT INCREASE DISPUTE; MEDIATION

12 (a)(1) ~~If the percentage of a proposed~~ A mobile home park owner shall not  
13 propose a lot rent increase is of more than one percentage point above the U.S.  
14 Consumer Price Index for all Urban Consumers, Housing Component,  
15 published by the U.S. Bureau of Labor Statistics in the periodical “Monthly  
16 Labor Review and Handbook of Labor Statistics” as established annually by  
17 the Department, ~~and if,~~

18 (2) If, within 15 business days after receipt by the Commissioner of the  
19 notice required pursuant to subsection 6251(a) of this title, a majority of the  
20 affected leaseholders files with the Commissioner and the park owner a written

1 petition that includes the name of the person who will act as the representative  
2 of the leaseholders; and a statement that they dispute the proposed lot rent  
3 increase, the Commissioner shall send a list of qualified professional mediators  
4 compiled by the Department in cooperation with park owners and leaseholders  
5 to the park owner and to the leaseholders' representative. Within five business  
6 days ~~of~~ after receipt of the list, the park owner and the leaseholders'  
7 representative shall agree on a mediator from the list provided by the  
8 Commissioner and notify the Commissioner of the name, address, and  
9 telephone number of the mediator selected, accompanied by the mediator's  
10 agreement to conduct the mediation. If the Commissioner has not been  
11 notified of a mediator as required by this subsection, the Commissioner shall  
12 appoint a mediator from the Department's list. The mediator may not have any  
13 interest, direct or indirect, in the mobile home park at issue and shall disclose  
14 to the park owner, the leaseholders, and the Commissioner any experience as a  
15 mobile home park owner, resident, or leaseholder, or any other circumstance  
16 that may create a real or perceived conflict of interest. The Department shall  
17 pay the reasonable fees for professional mediation services based on a schedule  
18 established by rule of the Department.

19 (b) The mediator shall conduct one or more mediation sessions within the  
20 period that ends 10 days prior to the effective date of the proposed lot rent  
21 increase. The mediation shall include the mobile home park owner and the

1 leaseholders, or their respective representatives, and shall attempt to resolve  
2 the dispute. ~~No~~ Not later than five days before the initial mediation session,  
3 the mobile home park owner shall provide to the mediator and the  
4 leaseholders' representative all documents and information that the park owner  
5 considers relevant to support the proposed lot rent increase. The mobile home  
6 park owner shall have the burden of providing information to show that the  
7 proposed lot rent increase is reasonable. The mediator may also request any  
8 additional documents or information for the purposes of the mediation process.  
9 Any resolution of the dispute shall include an agreement regarding the amount  
10 of the lot rent increase and the effective date. If the dispute is resolved, the  
11 mobile home park owner shall not be required to provide any additional notice  
12 in order for the lot rent increase to take effect pursuant to the resolution.

13 (c) The mediator shall issue to the parties and the Commissioner a report  
14 signed by the mediator and the parties regarding the outcome of the mediation.  
15 The report shall not be admitted into evidence and the mediator shall not be  
16 competent to testify in any subsequent action regarding the proposed lot rent  
17 increase.

18 Sec. 2. EFFECTIVE DATE

19 This act shall take effect on July 1, 2025.