



Housing
Justice
Center

State of Minnesota

Manufactured Home Owners Your Rights Under State Law 327C

Rent Increase

A park owner must give residents at least 60 days' written notice of any rent increase. The owner may only increase the rent twice in 12 months and the increase must be "reasonable."

Lease

Rental Agreements (lease) must be in writing and signed by the resident and park owner. Park owners are required to give each resident a copy of the rental agreement. The park cannot make you sign a new lease.

Reasonable Rule

Park rules, leases and regulations must:

- promote the convenience and safety of the residents
- promote the good appearance and efficient operation of the park
- protect the park premises and fairly distribute services and facilities
- not be retaliatory or discriminatory in nature
- inform residents of acceptable and unacceptable behavior.

Unreasonable and Illegal Rules

Unreasonable rules are not allowed and include but are not limited to:

- prohibiting a resident from putting a reasonably sized "for sale" sign on their home
- requiring a resident to use the services of a particular dealer or broker for an in-park sale

- requiring a resident or prospective resident to buy goods or services from a particular vendor—including the park owner
- requiring more than one occupant of a home to have an ownership interest in the home

Parks cannot make rules that conflict with a resident's privacy within their home and freedom of expression within the park.

Park Rule Changes

Law requires an owner to give residents 60 days written notice before changes take effect. All change must be reasonable. Any new rule that "substantially modifies" previous policies can only be enforced against new residents. Substantial modification is defined as

- significantly diminishing or eliminating the park owner's material obligation.
- significantly limiting resident's rights, privileges or freedom of action.
- involving a significant new expense for a resident

Code Enforcement

If the park owner does not fix a repair problem related to the parks responsibilities such as utilities, trees, common spaces, the state, county, or local department or authority has the authority to serve a summons on the landlord to appear in court.



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Eviction

There are only eight reasons for which a resident may be evicted.

- Late rent or utility charges owed to the park
- Resident failure to comply with a law or government rule relating to manufactured home parks.
- Breaking the terms of the lease or park rules
- Repeated violations of lease or park rules
- If the resident is significantly annoying or endangering other residents or park personnel -If a park is going to close
- If it is necessary for the health and safety of the park
- Resident gives false information in the lease application

Privacy

A park owner can only enter a resident's home to respond to an emergency or to prevent damage to the manufactured home park. The park owner or employees may come onto a manufactured home park rental lot to inspect the lot, to supply agreed upon goods, services, or repairs, or to show the lot to buyers, residents, workers, contractors, or mortgages. Except in an emergency park owner or management cannot come onto the lot at unreasonable times or disrupts the residents use and enjoyment of the lot.

Park Closing

Park owner must provide a "closure statement" to local planning agency and each resident twelve months before the planned closing. The "closure statement"

must say the park is closing and it must list replacement housing within 25 miles of the park as well as give estimates for moving homes from the park. A public hearing is required through the local municipality to determine the impact of the park closing on residents. At the hearing the city will also appoint a third party to assist people in accessing the Relocation Trust Fund which provides compensation for the cost of moving a home or the value of the home.

60 Day Right of First Refusal

If a park is closing for redevelopment within a year of a purchase agreement the residents have 60 days to match the price terms and conditions of the buyer's offer.

Resident Associations

Residents within a park have a right to form a Resident Association. They are formed to solve problems concerning living conditions within the park. To form a resident association, park residents need 51% of the park to sign a petition to form a resident association. Park owners cannot retaliate against residents for participating in the activities of a resident association, for making a complaint or attempting to exercise their rights in good faith.

Freedom of Expression

The park cannot prohibit residents of others from organizing, canvassing, or leafleting for noncommercial purposes in the park. They can create limits on the time, place, and manner, but these rules have to be reasonable.



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