



Tenant Hotline

Phone: 612-728-5767

Online: [homelinemn.org/email](https://www.homelinemn.org/email)

Manufactured Home Law

April 10, 2024 — 1:30-3:00pm

HOME Line Housing Attorney, Matt Eichenlaub

HOME Line Housing Attorney, Samuel Spaid

What is HOME Line?

- HOME Line is a statewide nonprofit organization providing free legal, educational, and advocacy services to Minnesota renters. We have advised over 315,000 renters since 1992.
- Our primary program is a free and confidential legal hotline any Minnesota renter can contact us to receive legal advice specific to their situation, in 4 languages.
- HOME Line has a staff of 24, including attorneys, tenant advocates, and tenant organizers. We also rely on volunteers and interns.



What is HOME Line?

HOME Line Tenant Hotline:

612-728-5767

Toll-free: 866-866-3546

- Para Español, llame al 612-255-8870
- Af- Soomaali wac 612-255-8860
- Hais lus Hmoob, Hu 612-255-7104
- Online: homelinemn.org/email



Upcoming Webinars

May 15th

Impacts of New Eviction Laws on Courts

June 12th

2024 Legislative Session Recap



Housekeeping

- This session is being recorded and will be available on HOME Line's website in a few days
- Please ask questions through the Q&A function located at the bottom of the Zoom window
- CLE credits will be applied for after this session



Manufactured Home Tenancies

504B vs 327C

- 504B covers manufactured home rentals
- 327C is more protective (with one exception)
- Why?
 - Viewed as a longer term living situation
 - Greater investment from tenant
 - Because they aren't really mobile

Applications

- “In Park Sales”
- \$25 application fee
- Disclosure of written application criteria
- Answer within 14 days
- Explanation of rejection
- 327C.07

Rental Agreements

- Must be in writing
- Must be given to the applicant to review
- Has required terms
- A copy must be given to the resident
- 327C.02

Rules

- “Rule” means any rental agreement provision, regulation, rule or policy through which a park owner controls, affects or seeks to control or affect the behavior of residents — ***327C.015, subd. 16***

Unreasonable Rules

- Unreasonable rules are prohibited
- Presumptively unreasonable rules
- Other unreasonable rules include any rule which isn't reasonable
- 327C.05 and 327C.015, subdivision 12

Reasonable Rules

- Promotes the good of the residents
- Promotes the good of the park premises
- Reasonably related to its purpose
- Not retaliatory or discriminatory
- Sufficiently explicit
- 327C.015, subdivision 12

Rule Changes

- Tenants can never be forced to sign a new lease
- 60 days notice in writing of a rule change
- Must be reasonable
- Can not be a substantial modification
- Different tenants may have different rules
- 327C.015, subd. 17, and 327C.02, subd. 2

Rent and Rent Increases

- Rent must be uniform throughout the park (except size/location/special services can be considered)
- Special fees prohibited
- 60 days' written notice
- Only two rent increases in any 12-month period
- 327C.03 and 327C.06

Changes in Ownership

- Legally, doesn't affect much
- Tenants ***cannot*** be required to sign a new lease
- New landlords have to follow state law regarding rule changes and rent increases

Notices to Vacate

- Notices to vacate without cause are invalid!
- The only way to terminate a lease is with 327C.09
- Unless the park itself is closing (we're not going to cover this)

Evictions

- Material breach requirement
- 10 vs 14 day pay or quit
- Redemption (our one exception!)
- Conditional writ
- 504B.271 vis a vis the home
- 327C.09, 327C.10, 327C.11

In Park Sales

- Application Process
- Right to sell (living in the park is different)
- Inspection of the home
- Sales contingent on approval of tenancy
- 327C.07

Sales to the Park

- Park cannot require resident sell to the park
- Park cannot require a specific broker
- Park can certainly buy the home.
- Resell or 504B
- A chance for bad actors?

Park Closings

- Could be its own CLE - 327C.095
- Owner must give one year notice of intent to close
 - Notify residents, MHFA, Commissioner of Health, local planning commission
- Manufactured Home Relocation Trust Fund
- Opportunity for residents to purchase

New Laws

- Installation of water and sewer meters is not a substantial modification of the lease if the landlord follows 327C.04
- 327C.015, subd. 17 and 327C.04
- Other (mostly) minor changes
- Changes to Notice of Unsolicited Sale

Other Resources

- Minnesota Attorney General
 - <https://www.ag.state.mn.us/>
- Legal Aid
 - LawHelpMN.org/
 - 877-696-6529
- Housing Justice Center
 - <https://www.hjcmn.org/>



Questions?



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Thank You