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March 24, 2022

To: The Honorable William C. Smith, Jr.
Chair, Judicial Proceedings Committee

From: Kira Wilpone-Welborn, Assistant Attorney General
Consumer Protection Division

Re: House Bill 71 – Manufactured Homes – Sale of Manufactured Housing Communities
(Manufactured Housing Modernization Act) (SUPPORT)

The Consumer Protection Division of the Office of the Attorney General (the “Division”) supports House Bill 71 sponsored by Delegate Vaughn Stewart, which would create additional protections for owners of manufactured homes that comprise a vital component of the affordable housing market. Specifically, House Bill 71 would require that an owner of a manufactured housing community containing two or more manufactured homes notify the homeowners of a pending sale of the community and its terms; offer the homeowners’ organization the opportunity to purchase the manufactured housing community; and negotiate, in good faith, with the homeowners’ organization seeking to purchase the manufactured housing community.

Moving a manufactured home from a manufactured home community to another location is prohibitively costly for many consumers who own manufactured homes and subjects such consumers to the whims and fees of new lot owners.¹ Requiring manufactured housing community owners to provide the homeowners’ organization a fair opportunity to purchase the manufactured housing community before it can be sold to a third party provides stability in this affordable housing market.

For these reasons, the Division requests that the Environment and Transportation Committee give House Bill 71 a favorable report.

cc: The Honorable Vaughn Stewart
Members, Judicial Proceedings Committee

¹ See https://www.washingtonpost.com/business/economy/a-billion-dollar-empire-made-of-mobile-homes/2019/02/14/ac687342-2b0b-11e9-b2fc-721718903bfc_story.html