

**Modular Homebuilders Association – Proposed Amendment**

Submitted by Tom Coale – Perry, White, Ross & Jacobson

[tom@pwrjmaryland.com](mailto:tom@pwrjmaryland.com)

443-630-0507

**p. 2, line 24**

(10) §4-104(c) (Limitations – Manufactured Homes/**MODULAR DWELLINGS**);

**p. 4, §4-104**

**Insert:**

**(A)(1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.**

**(2) "MODULAR DWELLING" MEANS A BUILDING ASSEMBLY OR SYSTEM OF BUILDING SUB-ASSEMBLIES, DESIGNED FOR HABITATION AS A DWELLING FOR ONE OR MORE PERSONS, INCLUDING THE NECESSARY ELECTRICAL, PLUMBING, HEATING, VENTILATING AND OTHER SERVICE SYSTEMS, WHICH IS MADE OR ASSEMBLED BY A MANUFACTURER, ON OR OFF THE BUILDING SITE, FOR INSTALLATION, OR ASSEMBLY AND INSTALLATION, ON THE BUILDING SITE, INSTALLED AND SET UP ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS ON AN APPROVED FOUNDATION AND SUPPORT SYSTEM.**

**P. 4, beginning on line 1**

(c) A legislative body may not prohibit the placement of a new manufactured home **OR MODULAR DWELLING** in a zone that allows single-family residential uses if the ~~manufactured~~ home **OR DWELLING**:

**(1) MEETS THE DEFINITION OF MODULAR DWELLING IN THIS SUBTITLE; OR**

**(2) Meets the definition of a manufactured home in § 9-102(A) of the commercial law article and IS, OR WILL BE AFTER PURCHASE, CONVERTED TO REAL PROPERTY IN ACCORDANCE WITH TITLE 8B, SUBTITLE 2 OF THE REAL PROPERTY 8 ARTICLE.**