



HOUSE OF REPRESENTATIVES

HB 2335

mobile homes; recreational vehicles; parks

Sponsor: Representative Montenegro

DPA Committee on Government

DPA Caucus and COW

X As Transmitted to Governor

OVERVIEW

HB 2335 prohibits landlords from adopting rules that restrict tenants or tenant associations in mobile home and recreational vehicle parks from attending meetings in the park and restricts these meetings and any meeting notices from being deemed a solicitation.

HISTORY

Arizona Revised Statutes (A.R.S.) § 33-1452 restricts a landlord from prohibiting meetings of tenants, with or without invited speakers, in a mobile home park to discuss mobile home living and affairs in the park community or recreational hall if these meetings are during reasonable hours and when the facility is not otherwise in use. There are no statutes governing landlords restricting tenants meeting in recreational vehicle parks.

Laws 1975, Chapter 142 established the Arizona Mobile Home Parks Residential Landlord and Tenant Act (Act) to simplify, clarify and establish the law governing the rental of mobile home spaces and rights and obligations of landlord and tenant. A.R.S. § 41-2198 directs an administrative law judge to adjudicate complaints regarding the Act. Statute allows a person to petition the Arizona Office of Administrative Hearings for a hearing concerning violations of the Act and requires them to pay a nonrefundable filing fee.

PROVISIONS

- Prohibits the landlord of a property where a mobile home or recreational vehicle resides from adopting rules that restrict their tenants or tenant associations from meeting in the park, with permission of the tenant in the tenant's mobile home, assembling at common facilities or areas within the park or meeting with or without invited speakers, to discuss issues relating to recreational vehicles or mobile home living and affairs, including the forming of a tenant association.
- Allows a tenant or tenant association to hold meetings in common facilities during normal operating hours of the common facility and when the facility is not otherwise in use.
- Allows a tenant or tenant association to post meeting notices on a bulletin board in the park used for similar purposes and to include these notices in a park newsletter.
- States that these meetings and any meeting notices are deemed not to constitute a solicitation.
- Defines *common facilities*.
- Makes technical and conforming changes.