

House Engrossed

~~private universities; Arizona teachers academy~~
(now: mobile home; relocation; building codes)

State of Arizona
House of Representatives
Fifty-sixth Legislature
Second Regular Session
2024

HOUSE BILL 2316

AN ACT

AMENDING SECTIONS 33-1476.04 AND 33-1476.05, ARIZONA REVISED STATUTES;
RELATING TO MOBILE HOMES.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Section 33-1476.04, Arizona Revised Statutes, is amended
3 to read:

4 33-1476.04. Relocations due to rent increase; mobile home
5 relocation fund; applicability

6 A. A tenant is eligible for payment from the mobile home relocation
7 fund if all of the following conditions are met:

8 1. The tenant resides in a mobile home that is owned by the tenant
9 and that is located in a mobile home park.

10 2. A rent increase will be effective at the expiration or renewal
11 of the tenant's rental agreement.

12 3. The rent increase either singly or in combination during any
13 consecutive twelve-month period is more than a total of ten percent plus
14 the current increase in the consumer price index over the most recent
15 one-year period before the date of the notice of the rent increase. For
16 the purposes of this paragraph, "consumer price index" means the "west-A"
17 index that is published by the United States department of labor, bureau
18 of labor statistics, and that demonstrates changes in prices in certain
19 cities in the western United States.

20 B. A landlord who increases rent as prescribed by subsection A of
21 this section shall give written notice of the applicability of this
22 section to all affected tenants.

23 C. A tenant is eligible to receive relocation expenses pursuant to
24 subsection A of this section as follows:

25 1. At least thirty days before the effective date of the rent
26 increase that exceeds the limits prescribed by subsection A of this
27 section, the tenant shall submit a contract for relocation of the mobile
28 home to the director for approval and to the landlord.

29 2. Before the effective date of the rent increase, the tenant shall
30 have a fully signed contract with a licensed installer or contractor to
31 move the mobile home to a specific location ~~by a specific date and must~~
32 ~~have moved the mobile home pursuant to that contract within forty-five~~
33 ~~days after the effective date of the rent increase.~~

34 3. The director shall approve or disapprove the contract submitted
35 within fifteen days after receipt of the contract, and the contract is
36 deemed to be approved on the sixteenth day if the director takes no
37 action.

38 4. If the contract is approved, the payment of relocation expenses
39 shall be made to the installer or contractor when both of the following
40 are complete:

41 (a) The installer or contractor obtains valid permits to move the
42 mobile or manufactured home to a new location.

43 (b) The installer or contractor provides documentation to the
44 department that the installation of the mobile or manufactured home at the

1 new location is complete and has been inspected by the department or its
2 designee and is approved for occupancy.

3 5. If the contract is not approved, the tenant may appeal to an
4 administrative law judge pursuant to title 41, chapter 37, article 5. The
5 tenant shall provide notice pursuant to section 33-1451, subsection A,
6 paragraph 6 if the tenant relocates.

7 6. On approval, the tenant is eligible for the lesser of the actual
8 moving expenses of relocating the mobile home or ~~seven thousand five~~
9 ~~hundred dollars~~ \$12,500 for a single-section mobile home or ~~twelve~~
10 ~~thousand five hundred dollars~~ \$20,000 for a multisection mobile home.
11 Compensable moving expenses include the cost of taking down, moving and
12 setting up the mobile home in the new location if the mobile home is
13 relocated to a residential location within a one hundred-mile radius of
14 the vacated mobile home park.

15 D. As an alternative to receiving payment as prescribed in
16 subsection C of this section, a tenant who is eligible to receive payment
17 pursuant to subsection A of this section may abandon the mobile home in
18 the mobile home park and collect an amount equal to ~~one-fourth~~ FORTY
19 PERCENT of the maximum allowable moving expense for that mobile home from
20 the mobile home relocation fund. To qualify for an abandonment payment
21 pursuant to this subsection, the tenant shall deliver to the landlord the
22 current title to the mobile home with the notarized endorsement of the
23 owner of record together with complete releases of all liens that are
24 shown on the title and proof that all taxes owing on the mobile home have
25 been paid to date. The tenant shall provide a copy of these documents to
26 the Arizona department of housing in support of the tenant's application
27 for payment. If the tenant chooses to abandon the mobile home pursuant to
28 this subsection, the landlord is exempt from making the payments to the
29 fund prescribed in section 33-1476.01, subsection D.

30 E. This section does not apply to rent increases that are
31 prescribed in a written rental agreement.

32 F. This section does not make any rent increase unreasonable.

33 Sec. 2. Section 33-1476.05, Arizona Revised Statutes, is amended to
34 read:

35 33-1476.05. Relocations due to change in age-restricted
36 community use; payment from mobile home
37 relocation fund; applicability

38 A. The landlord shall notify the director and all tenants in
39 writing of a change in use at least sixty days before a change in the
40 age-restricted community to an all-age community use as defined by the
41 housing for older persons act of 1995.

42 B. A tenant is eligible for payment from the mobile home relocation
43 fund if both of the following conditions are met:

1 1. The tenant resides in a mobile home or manufactured home that is
2 owned by the tenant and that is located in an age-restricted mobile home
3 park.
4 2. The landlord implements a change from an age-restricted
5 community to an all-age community as defined by the housing for older
6 persons act of 1995.
7 C. A landlord who changes a mobile home park designation from an
8 age-restricted community shall give written notice of the applicability of
9 this section to all affected tenants.
10 D. A tenant is eligible to receive relocation expenses pursuant to
11 subsection B of this section as follows:
12 1. Within one hundred eighty days after the effective date of
13 notification of the change in the age-restricted community's use, the
14 tenant shall submit a contract for relocation of the mobile or
15 manufactured home to the director for approval and to the landlord.
16 2. After notice of approval by the director for the payment of
17 relocation expenses, the tenant shall have a fully signed contract with a
18 licensed installer or contractor to move the mobile or manufactured home
19 to a specific location ~~by a specific date and must have moved the mobile~~
20 ~~or manufactured home pursuant to that contract within forty-five days~~
21 ~~after notice from the director.~~
22 3. The director shall approve or disapprove the contract submitted
23 within fifteen days after receipt of the contract, and the contract is
24 deemed to be approved on the sixteenth day if the director takes no
25 action.
26 4. If the contract is approved, the payment of relocation expenses
27 shall be made to the installer or contractor when both of the following
28 are complete:
29 (a) The installer or contractor obtains valid permits to move the
30 mobile or manufactured home to a new location.
31 (b) The installer or contractor provides documentation to the
32 department that the installation of the mobile or manufactured home at the
33 new location is complete and has been inspected by the department or its
34 designee and is approved for occupancy.
35 5. If the contract is not approved, the tenant may appeal to an
36 administrative law judge pursuant to title 41, chapter 37, article 5. The
37 tenant shall provide notice pursuant to section 33-1451, subsection A,
38 paragraph 6 if the tenant relocates.
39 6. On approval, the tenant is eligible for the lesser of the actual
40 moving expenses of relocating the mobile home or ~~seven thousand five~~
41 ~~hundred dollars~~ \$12,500 for a single-section mobile home or ~~twelve~~
42 ~~thousand five hundred dollars~~ \$20,000 for a multisection mobile home.
43 Compensable moving expenses include the cost of taking down, moving and
44 setting up the mobile home in the new location if the mobile home is

1 relocated to another age-restricted community within a one hundred-mile
2 radius of the vacated mobile home park.

3 E. The landlord shall not be responsible for making any payment
4 into the mobile home relocation fund for any mobile or manufactured home
5 moved pursuant to this section.

6 Sec. 3. Emergency

7 This act is an emergency measure that is necessary to preserve the
8 public peace, health or safety and is operative immediately as provided by
9 law.