

HB 1218 - AS INTRODUCED

2026 SESSION

26-2711

06/08

HOUSE BILL **1218**

AN ACT relative to the disclosure of rights and responsibilities during the sale of a mobile home in a mobile home park.

SPONSORS: Rep. Rung, Hills. 12; Rep. Booras, Hills. 8; Rep. N. Murphy, Hills. 12; Rep. D. Paige, Carr. 1; Rep. Mooney, Hills. 12

COMMITTEE: Housing

ANALYSIS

This bill clarifies repair notice timing and responsibilities, requires disclosure of purchaser approval criteria, mandates seller communication access, and reduces park fees after repeated denials of qualified buyers in larger mobile home parks.

Explanation: Matter added to current law appears in ***bold italics***.
Matter removed from current law appears ~~[in brackets and struckthrough.]~~
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty-Six

AN ACT relative to the disclosure of rights and responsibilities during the sale of a mobile home in a mobile home park.

Be it Enacted by the Senate and House of Representatives in General Court convened:

1 1 Prohibition. Amend the introductory paragraph for RSA 205-A:2, II(f) to read as follows:

2 (f) ~~[If the park rules require a pre-sale inspection of the home,]~~ Fail to provide written
3 notice to the park tenant, within 14 calendar days of receiving written notification from the tenant
4 that he or she is going to attempt to sell his or her home in place, of all repairs and improvements
5 that the park owner requires~~[-in order to approve the sale]. [If the park rules do not require a pre-~~
6 ~~sale inspection of the home and the tenant makes a written request for a specification of the repairs~~
7 ~~and improvements that the park owner requires for approval of an on-site sale, the park owner shall~~
8 ~~have 14 days to provide a written list of the required repairs and improvements]~~ ***The seller or***
9 ***purchaser shall be responsible for completing the identified repairs or improvements. The***
10 ***park owner shall allow the purchaser to assume such responsibility, provided that the***
11 ***purchaser has executed a written agreement to complete the required repairs or***
12 ***improvements within 60 days following the transfer of ownership. Any written notice***
13 ***provided by the park owner or operator to a homeowner or purchaser regarding required***
14 ***repairs or improvements shall be specific and clearly state the nature of the requested***
15 ***actions. Such notice shall not be vague, ambiguous, or general in nature.*** The park owner's
16 response to the tenant is valid for 90 days after which time if a sale has not been completed, the park
17 owner may require additional improvements or repairs of any defective conditions which have arisen
18 since the park owner's initial response. The park owner may not require:

19 2 Prohibition. Amend RSA 205-A:2, II(g) to read as follows:

20 (g) Fail to ~~[provided]~~ ***disclose in writing as part of the application for tenancy the***
21 ***specific standards, requirements, or criteria used to determine acceptance of a prospective***
22 ***purchaser into the park. The park owner or operator must provide*** written notice to the
23 prospective buyer, within 14 calendar days of receipt of the prospective buyer's completed
24 application for tenancy, setting forth the reason for the park owner's refusal to approve or indicating
25 the park owner's approval of the prospective buyer as a park tenant. If the prospective buyer is
26 denied the park owner shall, upon request of the seller, send a notice of the denial to the seller that
27 does not disclose the reason therefor.

28 (h) ***During the sales process, the park owner or operator shall provide the seller***
29 ***with a reliable method of communication, including either an email address or telephone***

1 *number, through which the seller may submit inquiries. The park owner or operator shall*
2 *respond to the seller or their designee to all such inquiries within 2 business days.*

3 *(i) In any manufactured housing park containing more than 25 units, if the*
4 *park owner or operator refuses to approve the first prospective purchaser of a home who is*
5 *represented by a licensed real estate agent and is under a valid purchase contract, the*
6 *seller shall be entitled to a reduction in the monthly park fee for the lot associated with the*
7 *home. The monthly park fee shall be reduced by 25 percent upon such initial refusal, with*
8 *an additional 25 percent reduction for each subsequent refusal of a prospective buyer, up*
9 *to a maximum reduction of 75 percent of the original park fee. Once the park fee has been*
10 *reduced by 75 percent, that reduced rate shall remain in effect until the home is sold or a*
11 *qualified buyer is approved by the park owner or operator.*

12 3 Effective Date. This act shall take effect upon its passage.