

**SUBSTITUTE FOR  
HOUSE BILL NO. 6004**

A bill to amend 1987 PA 96, entitled  
"The mobile home commission act,"  
by amending section 5 (MCL 125.2305), as amended by 2006 PA 328.

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

1       Sec. 5. (1) After consultation with and considering comments  
2       from representatives of the manufactured housing industry and other  
3       interested parties, the department shall, **by December 31, 2022,**  
4       promulgate the mobile home code subject to section 4. The code  
5       shall ~~shall~~**must** consist of rules governing all of the following:  
6       (a) The licensure, density, layout, permits for construction,  
7       construction of mobile home parks including standards for roads,  
8       utilities, open space, or proposed recreational facilities, and  
9       safety measures sufficient to protect health, safety, and welfare



1 of mobile home park residents, except water supply, sewage  
2 collection and treatment, and drainage facilities ~~which~~**that** are  
3 regulated by the department of ~~environmental quality~~**environment**,  
4 **Great Lakes, and energy.**

5 (b) The business, sales, and service practices of mobile home  
6 dealers.

7 (c) The business practices of mobile home installers and  
8 repairers, **including requiring advertisements to include the name,**  
9 **license number, and telephone number of the licensed retailer and**  
10 **prohibiting dealers from making inaccurate, misleading, or false**  
11 **statements regarding subjects including, but not limited to, the**  
12 **manufacture date, make, type, model, serial number, fixed location,**  
13 **price, equipment, warranties, financing, or rebates of a mobile**  
14 **home, or to make a claim or condition to the sale of a mobile home**  
15 **that is not truthful.**

16 ~~(d) The licensure and regulations of mobile home installers~~  
17 ~~and repairers.~~**Training and licensing requirements for individuals**  
18 **who install and service mobile homes in mobile home parks or**  
19 **seasonal mobile home parks.**

20 (e) The setup and installation of mobile homes inside mobile  
21 home parks or seasonal mobile home parks.

22 (f) The regulation of the responsibilities, under the mobile  
23 home warranty, of the mobile home components manufacturer, the  
24 mobile home assembler or manufacturer, and the mobile home dealer,  
25 including the time period and relationships of each under the  
26 warranty, and the remedies available, if any, if the responsible  
27 parties cease to operate as a business.

28 (g) Abuses relating to all of the following:

29 (i) Consumer deposits, except utility deposits from consumers



1 who are direct customers of utilities regulated by the Michigan  
2 public service commission.

3 (ii) Detailed listing of furnishings and fixtures by a  
4 manufacturer of a new mobile home or a mobile home dealer for a  
5 used mobile home.

6 (iii) Disclosure and delivery of manufacturer's warranties.

7 (iv) Used mobile homes. A mobile home dealer shall provide  
8 detailed listing of its service records for used mobile homes which  
9 are being sold by the dealer and of which the dealer has knowledge.

10 (h) Applications for and issuance of certificates of title for  
11 mobile homes.

12 (i) Inspections of mobile home parks, including establishing  
13 standard procedures for inspections that include a comprehensive  
14 list of items that a mobile home park must complete in order to  
15 have a satisfactory inspection by the department.

16 (j) Review of the books and records of a mobile home park  
17 after giving the mobile home park at least 10 days prior written  
18 notice.

19 (k) Standardized mobile home park and seasonal mobile home  
20 park licensing form content.

21 (l) Conduct in mobile home sales, including substituting mobile  
22 homes purchased, removing equipment from mobile homes after the  
23 purchase agreement is executed, or revising an agreement after it  
24 is executed.

25 (m) Dealer sales financing practices, including the form of  
26 retail installment sales agreement, prohibiting mandatory retailer-  
27 obtained financing or insurance of a mobile home as a condition of  
28 sale, and requiring retailers to pay off loans after taking a  
29 mobile home as a trade.



1 (n) Retailers and retailers' agents, including violations of  
2 this act and the rules promulgated under this act, acting on an  
3 unlicensed person's behalf, allowing a license to be used by an  
4 unlicensed person, disclosure of retailers' interest to third  
5 parties, and disclosure of retailers' interest in transactions.

6 (o) Fire hydrants, fire extinguishers, and smoke detectors in  
7 mobile homes located in mobile home parks and seasonal mobile home  
8 parks.

9 (p) Speed limit and other traffic signs in mobile home parks  
10 and seasonal mobile home parks.

11 (q) The hearing process for persons aggrieved by a local  
12 government's decision in relation to a mobile home park or seasonal  
13 mobile home park licensed under this act.

14 (r) A process for identifying, documenting, notifying, and  
15 undertaking enforcement measures with regard to mobile home parks  
16 and seasonal mobile home parks that do not possess a license under  
17 this act.

18 (2) As part of the code, the department shall also promulgate  
19 rules governing the licensure, density, layout, permits for  
20 construction, and construction of seasonal mobile home parks,  
21 including standards for roads, utilities, open space, proposed  
22 recreational facilities, and safety measures sufficient to protect  
23 the health, safety, and welfare of seasonal mobile home park  
24 residents, except water supply, sewage collection and treatment,  
25 and drainage facilities ~~, which shall be~~ **that are** regulated by the  
26 department of ~~environmental quality~~ **environment, Great Lakes, and**  
27 **energy**.

28 (3) The rules promulgated for seasonal mobile home parks may  
29 impose a less stringent standard than the rules promulgated for



1 mobile home parks.

2       (4) All administrative rules promulgated by the department or  
3 the commission under this act and not rescinded on the effective  
4 date of the amendatory act that added this subsection are  
5 authorized, valid, and enforceable, and must remain in effect until  
6 December 31, 2022 or the date on which the department promulgates  
7 administrative rules pursuant to the amendatory act that added this  
8 subsection, whichever is earlier.

9       Enacting section 1. This amendatory act does not take effect  
10 unless all of the following bills of the 100th Legislature are  
11 enacted into law:

- 12       (a) House Bill No. 6003.
- 13       (b) House Bill No. 6005.
- 14       (c) House Bill No. 6006.
- 15       (d) House Bill No. 6007.
- 16       (e) House Bill No. 6008.

