



# HOUSE BILL No. 6187

November 13, 1996, Introduced by Rep. Randall and referred to the Committee on Regulatory Affairs.

A bill to amend section 28 of Act No. 96 of the Public Acts of 1987, entitled "The mobile home commission act," as amended by Act No. 241 of the Public Acts of 1993, being section 125.2328 of the Michigan Compiled Laws.

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

1 Section 1. Section 28 of Act No. 96 of the Public Acts of  
2 1987, as amended by Act No. 241 of the Public Acts of 1993, being  
3 section 125.2328 of the Michigan Compiled Laws, is amended to  
4 read as follows:

5 Sec. 28. (1) An owner or operator of a mobile home park or  
6 seasonal mobile home park shall not engage, or permit an employee  
7 or agent to engage, in any of the following unfair or deceptive  
8 methods, acts, or practices:

1           (a) ~~Directly~~ EXCEPT FOR A FEE THAT IS REFUNDED WITHIN 2  
2 YEARS, DIRECTLY or indirectly charging or collecting from a  
3 person an entrance fee.

4           (b) Requiring a person to directly or indirectly purchase a  
5 mobile home from another person as a condition of entrance to, or  
6 lease or rental of, a mobile home park or seasonal mobile home  
7 park space.

8           (c) Directly or indirectly charging or collecting from a  
9 person a refundable or nonrefundable exit fee.

10          (d) Requiring or coercing a person to purchase, rent, or  
11 lease goods or services from another person as a condition of any  
12 of the following:

13           (i) Entering into a park or lease.

14           (ii) Selling a mobile home through the park owner or opera-  
15 tor, or his or her agent or designee upon leaving a mobile home  
16 park or seasonal mobile home park.

17           (iii) Renting space in a mobile home park or seasonal mobile  
18 home park.

19          (e) Directly or indirectly charging or collecting from a  
20 person money or other thing of value for electric, fuel, or water  
21 service without the use of that service by a resident or tenant  
22 being first accurately and consistently measured, unless that  
23 service is included in the rental charge as an incident of  
24 tenancy.

25          (f) Conspiring, combining, agreeing, aiding, or abetting in  
26 the employment of a method, act, or practice that violates this  
27 act.

1 (g) Renting or leasing a mobile home or site in a mobile  
2 home park or seasonal mobile home park without offering a written  
3 lease.

4 (h) Subject to section 28a, prohibiting a resident from  
5 selling his or her mobile home on-site for a price determined by  
6 that resident, if the purchaser qualifies for tenancy and the  
7 mobile home meets the conditions of written park rules or  
8 regulations. This subdivision does not apply to seasonal mobile  
9 home parks.

10 (i) Subject to reasonable mobile home park or seasonal  
11 mobile home park rules governing the location, size, and style of  
12 exterior television antenna, prohibiting a person from installing  
13 or maintaining an exterior television antenna on a mobile home  
14 within the park unless the mobile home park or seasonal mobile  
15 home park provides park residents, without charge, a central  
16 television antenna for UHF-VHF reception.

17 (2) A tenant of a mobile home park or seasonal mobile home  
18 park may bring an action on his or her own behalf for a violation  
19 of this section.

20 (3) If the commission has reason to suspect that the owner  
21 of a mobile home park or seasonal mobile home park is engaged in  
22 conduct that violates existing water utility tariffs or qualifies  
23 the owner of a mobile home park or seasonal mobile home park for  
24 regulation as a water utility, the commission shall promptly send  
25 a written report of the alleged violation to the Michigan public  
26 service commission.