

Date

RE: Park road and maintenance

Dear :

Unfortunately I am writing because the department has heard some concerns about inadequate winter maintenance of the park roads and general conditions at __ Mobile Home Park, including garbage being allowed to accumulate in sheds and around homes. This letter is to remind you of your obligations under the mobile home park law, 10 V.S.A. § 6262 and the Housing Division Rules, Part III Warranty of Habitability.

“In any lot rental agreement, the park owner shall be deemed to covenant and warrant to deliver over and maintain, throughout the period of the tenancy, premises which are safe, clean and fit for human habitation. This warranty requires the park owner to provide adequate and reliable utility services, including safe electrical service, potable water, and sewage disposal to a location on each lot from which these utilities can be connected to the mobile home. The warranty also requires the park owner to assure that the roads, common areas, and facilities within the mobile home park are safe and fit for the purpose for which they were reasonably intended.”

The park owner is required to provide for adequate and timely snow removal and mitigation of any ice, such as sanding and salting.

Residents are required to put trash in a container with a tight fitting cover to keep out animals and have the trash removed so it does not accumulate. Failure to keep their lot clean may be a lease violation and causing a violation of a health regulation can subject a resident to eviction. Vacant homes or lots and any common areas are your responsibility.

Please feel free to contact me if you have any questions. I would be happy to talk with you about the tools available to implement the park lease and rules. The town health officer may be another resource if the condition of any resident's lot is causing a nuisance to others in the park.

Sincerely,

Arthur Hamlin
Housing Program Coordinator