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H.372

Introduced by Representatives Hooper of Burlington, Ode of Burlington,
O'Sullivan of Burlington, Harrison of Chittenden, LaClair of
Barre Town, and Macaig of Williston

Referred to Committee on

Date:

Subject: Commerce and trade; housing; cooperatives; modular housing

Statement of purpose of bill as introduced: This bill proposes to ease
restrictions on mobile home cooperatives and to clarify that certain energy
efficient modular homes meet the statutory definition of mobile home.

An act relating to cooperative mobile homes and modular homes

It is hereby enacted by the General Assembly of the State of Vermont:

Sec. 1. 11 V.S.A. § 1589(a) is amended to read:

§ 1589. SUBSCRIPTIONS FOR MEMBERSHIP PRIOR TO
ORGANIZATION; ORGANIZATION MEETING

(a) Within ~~two~~ five years after issuance of the certificate of incorporation
of a cooperative housing corporation, the cooperative housing corporation shall
secure memberships or subscription agreements representing no less than ~~80~~
60 percent of the units in the cooperative housing corporation. In the case of a
conversion, other than a conversion of a mobile home park, subscription

1 agreements representing no less than 50 percent of the units in the proposed
2 cooperative housing corporation shall be secured prior to issuance of the
3 certificate of incorporation, provided that at the expiration of the ~~two-year~~ five-
4 year period after issuance of the certificate of incorporation or at the expiration
5 of the notice periods provided to tenants at 27 V.S.A. § 1333, whichever comes
6 later, no fewer than ~~80~~ 60 percent of the units in the cooperative housing
7 corporation shall be occupied by members, occupied by sublessees permitted
8 under subdivision 1599(1) of this title, or subject to subscription agreements.
9 In the case of a conversion of a mobile home park, subscription agreements
10 representing no fewer than 25 percent of the units in a proposed cooperative
11 housing corporation shall be secured prior to issuance of the certificate of
12 incorporation, provided that at the expiration of the ~~two-year~~ five-year period
13 after issuance of the certificate of incorporation or at the expiration of the
14 notice periods provided to tenants pursuant to 27 V.S.A. § 1333, whichever
15 comes later, no fewer than ~~80~~ 60 percent of the units in the cooperative
16 housing corporation shall be occupied by members, occupied by sublessees
17 permitted under subdivision 1599(1) of this title, or subject to subscription
18 agreements. Extensions of the time limits imposed by this section may be
19 granted by the Commissioner of Housing and Community Affairs
20 Development for cooperative housing corporations containing more than

1 50 units or for cooperative housing corporations formed in connection with the
2 conversion of a mobile home park.

3 Sec. 2. 11 V.S.A. § 1598(7) is repealed.

4 Sec. 3. 10 V.S.A § 6201(1) is amended to read:

5 (1) “Mobile home” means:

6 (A) a structure or type of manufactured home, including the
7 plumbing, heating, air-conditioning, and electrical systems contained in the
8 structure, that is:

9 (i) built on a permanent chassis;

10 (ii) designed to be used as a dwelling with or without a permanent
11 foundation when connected to the required utilities;

12 (iii) transportable in one or more sections; and

13 (iv)(I) at least eight feet wide, 40 feet long, or when erected has at
14 least 320 square feet; or

15 (II) if the structure was constructed prior to June 15, 1976, at
16 least eight feet wide or 32 feet long; ~~or~~

17 (B) any structure that meets all the requirements of this
18 subdivision (1) except the size requirements, and for which the manufacturer
19 voluntarily files a certification required by the U.S. Department of Housing
20 and Urban Development and complies with the construction and safety
21 standards established under Title 42 of the U.S. Code; or

1 (C) a modular home that meets the standards of Efficiency Vermont's
2 Zero Energy Modular Program and replaces or is intended to replace a
3 structure that meets the requirements of subdivision (1)(A) or (B) of this
4 section.

5 Sec. 4. EFFECTIVE DATE

6 This act shall take effect on July 1, 2019.