1	H.556
2	Introduced by Representative Donahue of Northfield
3	Referred to Committee on
4	Date:
5	Subject: Conservation and development; mobile home parks; flood risk
6	disclosure
7	Statement of purpose of bill as introduced: This bill proposes to require
8	mobile home park owners to inform prospective tenants if a mobile home park
9	is in a flood hazard area.
10	An act relating to requiring mobile home park flood risk disclosure
11	It is hereby enacted by the General Assembly of the State of Vermont:
12	Sec. 1. 10 V.S.A. § 6236(e) is amended to read:
13	(e) All mobile home lot leases shall contain the following:
14	* * *
15	(8) Notice that the mobile home park is in a flood hazard area if any lot
16	within the mobile home park is wholly or partially located in a flood hazard
17	area according to the flood insurance rate map effective for the mobile home
18	park at the time the proposed lease is furnished to a prospective leaseholder.
19	This notice shall be provided in a clear and conspicuous manner in a separate

written document attached as an addendum to the proposed lease.

20

(C) [Repealed.]

21

1	Sec. 2. 10 V.S.A. § 6201 is amended to read:
2	§ 6201. DEFINITIONS
3	As used in this chapter, unless the context requires otherwise:
4	(1) "Mobile home" means:
5	(A) a structure or type of manufactured home, including the
6	plumbing, heating, air-conditioning, and electrical systems contained in the
7	structure, that is:
8	(i) built on a permanent chassis;
9	(ii) designed to be used as a dwelling with or without a permanent
10	foundation when connected to the required utilities;
11	(iii) transportable in one or more sections; and
12	(iv)(I) at least eight feet wide, 40 feet long, or when erected has at
13	least 320 square feet; or
14	(II) if the structure was constructed prior to June 15, 1976, at
15	least eight feet wide or 32 feet long; or
16	(B) any structure that meets all the requirements of this
17	subdivision (1) except the size requirements, and for which the manufacturer
18	voluntarily files a certification required by the U.S. Department of Housing
19	and Urban Development and complies with the construction and safety
20	standards established under Title 42 of the U.S. Code.

1	(2) "Mobile home park" means any parcel of land under single or
2	common ownership or control that contains, or is designed, laid out, or adapted
3	to accommodate, more than two mobile homes. "Mobile home park" does not
4	mean premises used solely for storage or display of mobile homes. Mobile
5	home park does not mean any parcel of land under the ownership of an
6	agricultural employer who may provide up to four mobile homes used by full-
7	time workers or employees of the agricultural employer as a benefit or
8	condition of employment or any parcel of land used solely on a seasonal basis
9	for vacation or recreational mobile homes.
10	* * *
11	(13) "Flood hazard area" has the same meaning as in section 752 of this
12	title.
13	(14) "Flood insurance rate map" means, for any mobile home park, the
14	official flood insurance rate map describing that park published by the Federal
15	Emergency Management Agency on its website.
16	Sec. 3. EFFECTIVE DATE
17	This act shall take effect on July 1, 2024.