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H.757

An act relating to manufactured homes and limited equity cooperatives

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

* * * Manufactured Homes * * *

Sec. 1. 9 V.S.A. chapter 72 is amended to read:

CHAPTER 72. MOBILE HOMES

§ 2601. DEFINITIONS

(a) As used in this chapter, unless the context requires otherwise, “mobile home” means:

(1) A mobile home as defined in 10 V.S.A. § 6201.

(2) An unmotorized vehicle, other than a travel or recreational trailer, designed to be towed and designed or equipped for use as sleeping, eating, or living quarters.

(b) A mobile home remains a mobile home for purposes of this chapter even though it may be used for advertising, sales, display, or promotion of merchandise or services, or for any other commercial purposes except the transportation of property.

(c) A mobile home that was financed as residential real estate shall be defined as residential real estate.

1 (d) "Permanently sited" means the mobile home has become affixed to the
2 land. Factors that tend to show a mobile home is permanently sited include
3 one or more of the following:

4 (1) The mobile home has been set up on blocks or otherwise stabilized
5 so that the wheels do not form a major part of the structural support.

6 (2) The mobile home has been connected to utilities such as electricity,
7 sewage, water, gas, or oil.

8 (3) Skirting has been installed around the base of the mobile home.

9 (4) The wheels or axles have been removed.

10 (5) The mobile home has been situated in a place that makes removal
11 unlikely.

12 * * *

13 § 2604. REAL ESTATE DEEDS FOR MOBILE HOMES

14 (a) Any mobile home purchased from a mobile home dealer on or after July
15 1, 2008, that is financed as residential real estate pursuant to subsection
16 2603(b) of this title shall be conveyed by a warranty deed drafted in
17 substantially the form provided in subsection (c) of this section.

18 (b) An owner of a mobile home shall, upon financing or refinancing a
19 mobile home as residential real estate or selling a mobile home that has been
20 financed as residential real estate or will be so financed by the grantee, issue to

1 the grantee either a warranty deed or a quitclaim deed that is drafted in
2 substantially the form provided in subsection (c) or (d) of this section.

3 (c) A warranty deed that is substantially in the form provided in this
4 subsection shall, when duly executed and delivered, have the force and effect
5 of a deed in fee simple to the grantee, the heirs, successors, and assigns, to
6 their own use, with covenants on the part of the grantor, for the grantor, the
7 grantor's heirs, executors, and administrators that, at the time of the delivery of
8 the deed, the grantor was lawfully seized in fee simple of the mobile home;
9 that the mobile home was free from all encumbrances, except as stated; that the
10 grantor had good right to sell and convey the same to the grantee, the grantee's
11 heirs, successors, and assigns; and that the grantor and the grantor's heirs,
12 executors, and administrators shall warrant and defend the same to the grantee
13 and the grantee's heirs, successors, and assigns, against the lawful claims and
14 demands of all persons except as stated. ~~No owner of land on which a mobile~~
15 ~~home is sited shall unreasonably withhold the consent required by this~~
16 ~~statutory form.~~

17 Form for Mobile Home Warranty Deed

18 _____, of _____, _____ County, State of _____,
19 ("Grantor"), for consideration paid, grants to _____ of Street, Town
20 (City) of _____, _____ County, State of _____ ("Grantee"),
21 with warranty covenants, the _____ (description of mobile home being

1 conveyed: name of manufacturer, model and serial number, and encumbrances,
2 exceptions, reservations, if any) which mobile home is situated, or is to be
3 situated, at _____ (state name of park, if any, and street address), Town
4 (City) of _____, _____ County, State of Vermont.

5 The tract or parcel of land upon which the mobile home is situated, or is to be
6 situated, is owned by _____ by deed dated and recorded at
7 Book _____, Page _____ in the land records of the Town (City) of
8 _____.

9 _____ (~~wife~~) (~~husband~~ spouse) of said Grantor, releases to said
10 Grantee all rights and other interests therein.

11 Signed this _____ day of _____, _____.

12 (Here add acknowledgment)

13 _____, owner of the tract or parcel of land upon which the
14 aforesaid mobile home is situated, or is to be situated, hereby consents to the
15 conveyance of the mobile home.

16 Signed this _____ day of _____, _____.

17 (Here add acknowledgment)

18 [] Check box if the mobile home has been relocated from one site to another
19 within Vermont, and attach a Relocation Statement in the form provided in
20 section 2606 of this title.

1 (d) A quitclaim deed that is substantially in the form provided in this
2 subsection shall, when duly executed and delivered, have the force and effect
3 of a deed in fee simple to the grantee, the heirs, successors, and assigns, to
4 their own use subject to encumbrances of record. ~~No owner of land on which~~
5 ~~the mobile home is sited shall unreasonably withhold consent required by this~~
6 ~~statutory form.~~

7 Form for Mobile Home Quitclaim Deed

8 _____, of _____, _____ County, State of _____
9 (“Grantor”), for consideration paid, grants to _____ of _____
10 Street, Town (City) of _____, _____ County, State of _____
11 (“Grantee”), with quitclaim covenants, the (description of mobile home being
12 conveyed: name of manufacturer, model and serial number, and encumbrances,
13 exceptions, reservations, if any) which mobile home is situated, or is to be
14 situated, at _____ (state name of park, if any, and street address), Town
15 (City) of _____ County, State of Vermont.

16 The tract or parcel of land upon which the mobile home is situated, or is to
17 be situated, is owned by _____ by deed dated _____ and recorded
18 at Book _____, Page _____, in the land records of the Town (City)
19 of _____.

20 _____ (~~wife~~) (~~husband~~ spouse) of said Grantor releases to said
21 Grantee all rights and other interest therein.

1 Signed this _____ day of _____, _____.

2 (Here add acknowledgment)

3 _____, owner of the parcel of land upon which the aforesaid
4 mobile home is situated, or is to be situated, hereby consents to the conveyance
5 of the mobile home.

6 Signed this _____ day of _____, _____.

7 (Here add acknowledgment)

8 [] Check box if the mobile home has been relocated from one site to another
9 within Vermont, and attach a relocation statement in the form provided in
10 section 2606 of this title.

11 * * *

12 * * * Limited Equity Cooperatives * * *

13 Sec. 2. 11 V.S.A. § 1583 is amended to read:

14 § 1583. DEFINITIONS

15 The definitions contained in Title 11A shall apply to this chapter. As used
16 in this chapter, the following terms shall have the meanings indicated, unless
17 the context otherwise requires:

18 * * *

19 (16) “Mobile home park” has the same meaning as in 10 V.S.A. § 6201.

1 (8) Notwithstanding subdivision (7) of this subsection, for a mobile
2 home park organized as a limited equity cooperative, the articles of
3 incorporation shall:

4 (A) prohibit the subleasing of a unit, unless:

5 (i) a member demonstrates a hardship, in which case the board of
6 directors may by an affirmative vote of the majority grant an exemption from
7 the prohibition; and

8 (ii) the unit is subleased to an individual of low or moderate
9 income; and

10 (B) require that a unit owner shall not sublease a unit under this
11 subdivision (8) for a higher amount than necessary to cover the costs of the
12 unit to the member, including the costs of the monthly payment for the unit
13 provided for in the proprietary lease, the costs of any mortgage for the unit
14 owner, and any costs of utilities passed on to the sublessee.

15 (b)(1) A mobile home park organized as a limited equity cooperative shall
16 be treated for the purposes of State funding and grants as if it were
17 incorporated as a State nonprofit corporation for a public purpose and public
18 benefit under the laws of this State. Nothing in this section shall be deemed to
19 alter or change specific funding or grant requirements, including the definition
20 of low or moderate income, as outlined in any program, funding, or grant
21 source.

1 home” throughout the statutes as needed for consistency with this act, provided
2 the revisions have no other effect on the meaning of the affected statutes.

3 * * * Effective Dates * * *

4 Sec. 9. EFFECTIVE DATES

5 This act shall take effect on July 1, 2026, except that Secs. 5 and 6 (sales
6 and use tax exemption) shall take effect on January 1, 2027.