

Vermont Department of Housing & Community Development Mobile Home Park Registration Summary

Vermont home park owners register their parks annually and pay a registration fee of \$12 per occupied leased lot. The fee is used for mediation and legal expenses related to lot rent disputes, maintaining the mobile home park database, and administering the mobile home park law. Every three years, the department publishes a comprehensive Registry and Mobile Home Parks Report. A complete listing of mobile home parks is available on the department's website at accd.vermont.gov/housing.

STATEWIDE DATA; PARKS, MOBILE HOME LOTS, VACANCY, MEDIAN LOT RENT

	2020	2021	2022	2023	2024
Parks	239	236	238	238	238
Total Lots	7,096	7,080	7,094	7,104	7,112
Vacant Lots	354	343	328	327	344
Vacancy Rate	5.0%	4.8%	4.6%	4.6%	4.8%
Median Lot Rent	\$355	\$360	\$370	\$390	\$413

* Includes 38 lots in Berlin vacant due to flooding

2024 COUNTY DATA; PARKS, LOTS, VACANCY, MEDIAN LOT RENT

County	Parks	Lots	Vacant	Percent Vacant	Median Lot Rent
Addison	14	382	8	2.1%	\$395
Bennington	27	713	68	9.5%	\$440
Caledonia	12	356	33	9.3%	\$365
Chittenden	24	1857	19	1.0%	\$479
Essex*	2	42	6	14.3%	\$380
Franklin	26	456	14	3.1%	\$400
Grand Isle*	2	32	2	6.3%	\$414
Lamoille	8	332	8	2.4%	\$382
Orange	15	277	9	3.2%	\$387
Orleans	6	218	6	2.8%	\$365
Rutland	25	435	37	8.5%	\$385
Washington [#]	24	608	76	12.5%	\$435
Windham	17	522	22	4.2%	\$305
Windsor	36	882	36	4.0%	\$445
VERMONT	238	7,112	344	4.8%	\$413

* Counties with two parks; median rent defaults to the bigger park. State median is middle rent of all MHP lots.

[#] Includes 38 lots in Berlin vacant due to flooding

2024 RENT INCREASE NOTICES

Mediation threshold = 6.7%

Number of parks increasing rent	153	Percent of MH Parks	64%
Number of MHP lots increased.....	5,272	Percent of MHP lots	74%
Average percent of increase	5.75%		
Average amount of increase	\$20.94		
Increases eligible for mediation.....	14	Mediations	0

December 4, 2024