



ARIZONA STATE SENATE

Fifty-First Legislature, Second Regular Session

FACT SHEET FOR S.B. 1132

mobile homes; relocation expenses

Purpose

Requires the payment of relocation expenses from the Mobile Home Relocation Fund for mobile or manufactured homes to be made on completion of the relocation and increases the cap on rehabilitation reimbursements.

Background

Among its duties, the Arizona Department of Fire, Building and Life Safety (DFBLS) is responsible for the maintenance and enforcement of quality and safety standards for manufactured homes, mobile homes and factory-built buildings (A.R.S. § 41-2141).

The Mobile Home Relocation Fund (Fund) was established by Laws 1987, Chapter 232, and is administered by the Director of DFBLS (Director). The Fund is comprised of assessments collected from mobile home owners who do not own the land upon which the mobile homes are located and interest earnings. Once the Fund balance reaches \$8,000,000, the Director is required to notify all county assessors to cease assessment collections for the year. If the Fund balance reaches less than \$6,000,000 at the end of a fiscal year, assessment collections must resume. Monies in the Fund are used to pay for tenant relocations due to certain property changes and to pay premiums and other costs of purchasing insurance coverage for tenant relocation costs due to a change in mobile home park use. If such insurance is not available, or if the insurance costs exceed the amount available from the Fund, Fund monies are instead used to make direct payments for tenant relocation costs.

A landlord is required by law to inform all tenants in writing about the Fund when relocation is warranted. In order to be eligible for payment of relocation expenses from the Fund, a tenant is required to submit a mobile home relocation contract to the Director for approval within 60 days after the relocation. The Director is required to either approve or disapprove a contract within 15 days after receipt of the contract, or the contract is deemed to be approved. Once approval is granted, the payment of relocation expenses are made pursuant to rules adopted by the Director.

There is no anticipated fiscal impact to the state General Fund as a result of this legislation.

Provisions

1. Requires the payment of relocation expenses to be made on completion of the relocated mobile or manufactured home installation, rather than at or before the time of the relocation.

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Stipulates that the Director provide rules *or policies* regarding payment of relocation expenses.

2. Increases the maximum amount of reimbursement from the Fund for costs of bringing a mobile home into compliance with state safety and quality standards, from \$1,000 to \$1,500. In order to qualify for this reimbursement, the mobile home must be relocated from one mobile home park to another in this state, the household income of the owner must be at or below 100 percent of the current federal poverty level guidelines and the relocation must not be due to a judgment in a forcible or special detainer action.
3. Reconciles differences in relocation reimbursement procedure by specifying that a tenant may appeal a denied contract to an administrative law judge and stipulating that the tenant must provide a 30 day notice of vacating to the landlord if the tenant relocates.
4. Makes technical and conforming changes.
5. Becomes effective on the general effective date.

Prepared by Senate Research

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JT/lS