February 18, 2022

I represent 564 manufactured home communities throughout the state of Wisconsin. Land-Lease Community living is a very affordable option of home ownership and is one of the only sources of unsubsidized affordable housing.

AB1036 that as proposed is something that the industry would oppose as it is currently written. The bill proposes to extend the eviction notice period to 90 days for:

* Failure to pay rent
* The community owner or operator seeks to permanently retire the community from the rental market
* The community owner or operator is required to stop renting as a result of action taken by local or state building or health authorities
* The physical condition of the tenant’s home presents a threat to the health or safety of its occupant or others or, by its appearance, disrupts others’ use and enjoyment of the community
* Refusal to sign a lease
* Material misrepresentation in the application for tenancy; or
* Other good cause

The industry is more than willing to work with the authors or anyone else that is interested in giving a longer notice to residents when a manufactured home community is closing. We fully support that principle. Unfortunately, as business owners, they cannot support legislation that would allow someone to violate their lease or not pay their rent for 90 days. Owners of manufactured housing communities are businesses that pay property taxes, insurance, maintenance, mortgages and much more. They are not non-profits and cannot afford to wait 90 days because of a tenant’s choice to breach the lease and the law in some cases.

Thank you for considering the manufactured housing industries position on this proposal.

Sincerely,

Amy Bliss

Executive Director