

CONNECTICUT MANUFACTURED HOME OWNERS ALLIANCE

A voice for mobile home park residents in Connecticut

5 Robin Road
Colchester, CT 06415

March 9, 2012

To: Members of the Judiciary Committee
From: Deborah Wolf, President, Connecticut Manufactured Home Owners Alliance
Re: House Bill No. 5365 - An Act Concerning Court Operations and Victim Services

I am writing to ask to you remove Section 5 from House Bill No. 5365. Section 5 cuts the time in half that a mobile home resident has to correct an alleged violation of his or her lease -- from 30 days down to only 15 days. This is not a minor change. It will hurt those of us who own mobile homes in mobile home parks. We would appreciate it if you would eliminate this section from the bill so that it will keep our 30-day period to correct lease violations.

The Connecticut Manufactured Home Owners Alliance is a statewide organization which represents residents of mobile home parks throughout Connecticut. There are about 10,000 Connecticut households that live in mobile home parks. We are tenants, because we rent the land on which our mobile homes sit, but we are also homeowners who own our own mobile homes. Although mobile homes are a relatively affordable form of housing, they are not inexpensive and many of us have invested thousands of dollars -- sometimes our entire life savings -- to buy these homes, which will lose most of their value if we are evicted from a park. Many of us are older or retired and would be forced into other kinds of living arrangements -- even nursing homes -- if we have to relocate. Many of us have lived at the same location for decades.

Under the mobile home laws, if a park resident is accused of breaking the lease, the resident gets 30 days to correct the problem. Some years ago, the legislature shortened this period to 15 days for other tenants but left it at 30 days for park residents. Section 5 of House Bill No. 5365 would make it only 15 days for us, too. That change would not be consistent with the rest of mobile home law, because the mobile home law often gives park residents, especially those who own their own homes, more time than other tenants. For example, the notice to quit for non-payment of rent is 30 days in a mobile home park (and during that time we have a right to catch up on the rent). Other tenants don't have these rights. All of this is because we are homeowners and not just tenants and the entire value of our homes is at stake if we get evicted.

The change made in Section 5 will give mobile home park residents less time to correct violations, which means that there is a greater chance of losing our leases and our homes. Please don't put that burden on the many homeowners who live in mobile home parks.

Thank you very much.