

## **BILL ANALYSIS**

Senate Research Center  
76R1827 PAM-D

S.B. 125  
By: Lucio  
Economic Development  
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As Filed

### **DIGEST**

Currently, no standard lease agreements exist for manufactured housing communities. This bill outlines required components of a lease agreement in certain manufactured home communities, authorizes a landlord to terminate a lease only under certain conditions, and requires the landlord who terminates a lease to perform certain actions upon termination.

### **PURPOSE**

As proposed, S.B. 125 regulates leasing in certain manufactured home communities.

### **RULEMAKING AUTHORITY**

This bill does not grant any additional rulemaking authority to a state officer, institution, or agency.

### **SECTION BY SECTION ANALYSIS**

SECTION 1. Amends Title 8, Property Code, by adding Chapter 94, as follows:

#### **CHAPTER 94. MANUFACTURED HOME TENANCIES**

Sec. 94.001. DEFINITIONS. Defines “ landlord,” “manufactured home,” “manufactured home community,” and “tenant.”

Sec. 94.002. APPLICABILITY. Establishes that this chapter applies only to the relationship between landlords and tenants in manufactured home communities.

Sec. 94.003. LEASE REQUIREMENTS. Prohibits a landlord from renting space in a manufactured home community without providing a written lease signed by the landlord. Requires the lease agreement to be for at least one year. Requires the lease agreement to follow certain guidelines. Authorizes the landlord to incorporate into the lease the rules of the manufactured home community with full effect to the rules for the term of the lease for the landlord.

Sec. 94.004. TERMINATION OF LEASE. Authorizes a landlord to terminate a lease only under certain conditions. Requires the landlord who terminates a lease to perform certain actions upon termination.

SECTION 2. Emergency clause.  
Effective date: 90 days after adjournment.