



State of Wisconsin
2021 - 2022 LEGISLATURE

LRB-5653/1
MCP:emw

2021 ASSEMBLY BILL 1036

February 17, 2022 - Introduced by Representatives CONSIDINE, POPE, BROSTOFF, HEBL, HESSELBEIN, HONG, SHELTON, SINICKI, STUBBS, SUBECK and VRUWINK, cosponsored by Senators ERPENBACH, ROYS and SMITH. Referred to Committee on Housing and Real Estate.

- 1 **AN ACT to amend** 710.15 (5r) of the statutes; **relating to:** the notice requirement
2 for terminating a lease in a mobile or manufactured home community.

Analysis by the Legislative Reference Bureau

This bill requires the landlord of a mobile or manufactured home community to provide a tenant in the community with at least 90 days' notice before terminating the tenant's lease for certain reasons.

Under current law, a lease in a mobile or manufactured home community may not be terminated except for certain enumerated reasons, which include 1) failure to pay rent, taxes, or other charges; 2) disorderly conduct that disrupts others' use of the community; 3) vandalism or commission of waste; 4) breach of a lease term; 5) violation of community rules that endangers health or safety; 6) violation of federal, state, or local laws relating to mobile or manufactured homes; 7) the community owner or operator seeks to permanently retire the community from the rental market; 8) the community owner or operator is required to stop renting as a result of action taken by local or state building or health authorities; 9) 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; 10) refusal to sign a lease; 11) material misrepresentation in the application for tenancy; or 12) other good cause.

Under current law, a landlord that wishes to terminate a tenancy may give the tenant two different types of notices. For all types of tenancies, the landlord may give the tenant a notice that requires the tenant to either remedy the tenant's violation (by paying rent or otherwise) or move out within at least five days after the notice

