

Information for Manufactured Homeowners

Special Protections

As the owner of a manufactured home and the tenant of a manufactured home community, you are given special protections both pre- and post-judgment in eviction cases.

Just Cause to Terminate Tenancy

You may only be evicted for just cause. The park may **not** evict you just because your lease has ended. The park may increase your rent if the increase is not excessive, and they are not trying to use the increase to end your tenancy.

Some examples of just cause include:

- Being late on rent 3 or more times in a 12-month period
- Violating your lease, rental agreement, or certain park rules
- Acting in a way that substantially annoys other tenants or the park, but only after you have been given notice and a chance to fix the issue.

Conference with the Owner

You have a right to a meeting with the park owner. It must be requested within **10 days** of a demand for possession, in writing and sent by certified or registered mail.

The park must schedule the meeting within **20 days** of the request, and you may bring an attorney.

This meeting is an excellent way to attempt to settle outside of court, if at all possible.

Please be aware that requesting a meeting does not pause the eviction process or timeline.

Period to Sell

Post-judgment, you have the right to keep your home in the park for a period of **90 days** after the eviction, during which you may list your home for sale.

The park may purposely make this process more difficult by imposing rules regarding sales, like requiring park approval for any sale, enforcing strict screening criteria, charging high fees, or placing a lien (legal claim) on the home for unpaid lot rent.

However, the park cannot physically prevent you from accessing it, and being evicted does not give them ownership of your home.

Maintenance and Health and Safety Complaints

To complain about a park owner's practices, you can contact the Department of Licensing and Regulatory Affairs (LARA) through mail or email. Their website provides a Statement of Complaint form containing all the information you'll need to properly lodge a complaint.

Contact	Address
lara-bcc-compliance@michigan.gov (517) 241-9316 https://www.michigan.gov/lara/bureau-list/bcc/sections/mobile	Michigan Department of Licensing and Regulatory Affairs Bureau of Construction Codes/Enforcement Section P.O. Box 30254, Lansing, Michigan 48909

Once a complaint has been filed, the Manufactured Housing Commission will give notice to the park owner. If the issue is not resolved within **60 days**, the department will send their own representative to perform the required maintenance. Please note that a park owner may file for an extension of up to **90 days** after being notified.