

## HR 4557

### Manufactured Housing Tenant's Bill of Rights Act of 2023

**Congress:** 118 (2023–2025, Ended)

**Chamber:** House

**Policy Area:** Finance and Financial Sector

**Introduced:** Jul 11, 2023

**Current Status:** Referred to the House Committee on Financial Services.

**Latest Action:** Referred to the House Committee on Financial Services. (Jul 11, 2023)

**Official Text:** <https://www.congress.gov/bill/118th-congress/house-bill/4557>

## Sponsor

**Name:** Rep. Pettersen, Brittany [D-CO-7]

**Party:** Democratic • **State:** CO • **Chamber:** House

## Cosponsors (8 total)

Cosponsor	Party / State	Role	Date Joined
Rep. Bonamici, Suzanne [D-OR-1]	D · OR		Jul 11, 2023
Rep. Omar, Ilhan [D-MN-5]	D · MN		Jul 11, 2023
Rep. Grijalva, Raúl M. [D-AZ-7]	D · AZ		Jul 14, 2023
Rep. Foushee, Valerie P. [D-NC-4]	D · NC		Jul 20, 2023
Rep. Neguse, Joe [D-CO-2]	D · CO		Jul 25, 2023
Rep. Tlaib, Rashida [D-MI-12]	D · MI		Sep 13, 2023
Rep. Hayes, Jahana [D-CT-5]	D · CT		Mar 8, 2024
Rep. Larson, John B. [D-CT-1]	D · CT		Oct 11, 2024

## Committee Activity

Committee	Chamber	Activity	Date
Financial Services Committee	House	Referred To	Jul 11, 2023

## Subjects & Policy Tags

### Policy Area:

Finance and Financial Sector

## Related Bills

Bill	Relationship	Last Action
118 S 2204	Identical bill	Jun 22, 2023: Read twice and referred to the Committee on Banking, Housing, and Urban Affairs.

## **Manufactured Housing Tenant's Bill of Rights Act of 2023**

This bill requires manufactured housing communities and home parks to meet minimum consumer protections to be eligible for certain federally-backed loans for the construction, substantial rehabilitation, or purchase of these communities. Specifically, the Department of Housing and Urban Development is prohibited from insuring such a loan, and Fannie Mae and Freddie Mac are prohibited from purchasing such a loan, unless a borrower provides specified tenant protections, including

- one-year renewable lease terms, unless there is good cause for nonrenewal;
- at least a 60-day advance notice of any increase in rent, or of a sale or closure of the community;
- a five-day grace period for rent payments; and
- a right for a tenant to sell a manufactured home within a reasonable time period after eviction.

The bill sets forth penalties for violations of these protections.

The bill also establishes the Manufactured Home Company Lending Standards Commission to propose additional consumer protection standards.

### **Actions Timeline**

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- **Jul 11, 2023:** Introduced in House
- **Jul 11, 2023:** Referred to the House Committee on Financial Services.