

S 1194

Manufactured Housing Tenant's Bill of Rights Act of 2025

Congress: 119 (2025–2027, Current)

Chamber: Senate

Policy Area: Finance and Financial Sector

Introduced: Mar 27, 2025

Current Status: Read twice and referred to the Committee on Banking, Housing, and Urban Affairs.

Latest Action: Read twice and referred to the Committee on Banking, Housing, and Urban Affairs. (Mar 27, 2025)

Official Text: <https://www.congress.gov/bill/119th-congress/senate-bill/1194>

Sponsor

Name: Sen. Shaheen, Jeanne [D-NH]

Party: Democratic • **State:** NH • **Chamber:** Senate

Cosponsors (3 total)

Cosponsor	Party / State	Role	Date Joined
Sen. Blumenthal, Richard [D-CT]	D · CT		Mar 27, 2025
Sen. Fetterman, John [D-PA]	D · PA		Mar 27, 2025
Sen. Smith, Tina [D-MN]	D · MN		Feb 10, 2026

Committee Activity

Committee	Chamber	Activity	Date
Banking, Housing, and Urban Affairs Committee	Senate	Referred To	Mar 27, 2025

Subjects & Policy Tags

Policy Area:

Finance and Financial Sector

Related Bills

Bill	Relationship	Last Action
119 HR 2461	Related bill	Mar 27, 2025: Referred to the House Committee on Financial Services.

Manufactured Housing Tenant's Bill of Rights Act of 2025

This bill requires manufactured home 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 Community Lending Standards Commission to propose additional consumer protection standards.

Actions Timeline

- **Mar 27, 2025:** Introduced in Senate
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