

SENATE
STATE OF MINNESOTA
EIGHTY-NINTH SESSION

S.F. No. 209

(SENATE AUTHORS: SAXHAUG and Benson)

DATE	D-PG	OFFICIAL STATUS
01/20/2015	91	Introduction and first reading Referred to Health, Human Services and Housing
03/04/2015	516	Comm report: To pass
	521	Second reading

1.1 A bill for an act
 1.2 relating to manufacturing housing; modifying manufactured home space
 1.3 requirements; amending Minnesota Statutes 2014, section 327.20, subdivision 1.

1.4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.5 Section 1. Minnesota Statutes 2014, section 327.20, subdivision 1, is amended to read:

1.6 Subdivision 1. **Rules.** No domestic animals or house pets of occupants of
 1.7 manufactured home parks or recreational camping areas shall be allowed to run at large,
 1.8 or commit any nuisances within the limits of a manufactured home park or recreational
 1.9 camping area. Each manufactured home park or recreational camping area licensed under
 1.10 the provisions of sections 327.10, 327.11, and 327.14 to 327.28 shall, among other things,
 1.11 provide for the following:

1.12 (1) A responsible attendant or caretaker shall be in charge of every manufactured
 1.13 home park or recreational camping area at all times, who shall maintain the park or
 1.14 area, and its facilities and equipment in a clean, orderly and sanitary condition. In any
 1.15 manufactured home park containing more than 50 lots, the attendant, caretaker, or other
 1.16 responsible park employee, shall be readily available at all times in case of emergency.

1.17 (2) All manufactured home parks shall be well drained and be located so that the
 1.18 drainage of the park area will not endanger any water supply. No wastewater from
 1.19 manufactured homes or recreational camping vehicles shall be deposited on the surface of
 1.20 the ground. All sewage and other water carried wastes shall be discharged into a municipal
 1.21 sewage system whenever available. When a municipal sewage system is not available, a
 1.22 sewage disposal system acceptable to the state commissioner of health shall be provided.

1.23 (3) No manufactured home shall be located closer than three feet to the side lot lines
 1.24 of a manufactured home park, if the abutting property is improved property, or closer than

2.1 ten feet to a public street or alley. Each individual site shall abut or face on a driveway
2.2 or clear unoccupied space of not less than 16 feet in width, which space shall have
2.3 unobstructed access to a public highway or alley. There shall be an open space of at least
2.4 ten feet between the sides of adjacent manufactured homes including their attachments
2.5 and at least three feet between manufactured homes when parked end to end. The space
2.6 between manufactured homes may be used for the parking of motor vehicles and other
2.7 property, ~~if the vehicle or other property is parked at least ten feet from the nearest~~
2.8 ~~adjacent manufactured home position.~~ The requirements of this paragraph shall not apply
2.9 to recreational camping areas and variances may be granted by the state commissioner
2.10 of health in manufactured home parks when the variance is applied for in writing and in
2.11 the opinion of the commissioner the variance will not endanger the health, safety, and
2.12 welfare of manufactured home park occupants.

2.13 (4) An adequate supply of water of safe, sanitary quality shall be furnished at each
2.14 manufactured home park or recreational camping area. The source of the water supply
2.15 shall first be approved by the state Department of Health.

2.16 (5) All plumbing shall be installed in accordance with the rules of the state
2.17 commissioner of labor and industry and the provisions of the Minnesota Plumbing Code.

2.18 (6) In the case of a manufactured home park with less than ten manufactured homes,
2.19 a plan for the sheltering or the safe evacuation to a safe place of shelter of the residents of
2.20 the park in times of severe weather conditions, such as tornadoes, high winds, and floods.
2.21 The shelter or evacuation plan shall be developed with the assistance and approval of
2.22 the municipality where the park is located and shall be posted at conspicuous locations
2.23 throughout the park. The park owner shall provide each resident with a copy of the
2.24 approved shelter or evacuation plan, as provided by section 327C.01, subdivision 1c.
2.25 Nothing in this paragraph requires the Department of Health to review or approve any
2.26 shelter or evacuation plan developed by a park. Failure of a municipality to approve a plan
2.27 submitted by a park shall not be grounds for action against the park by the Department of
2.28 Health if the park has made a good faith effort to develop the plan and obtain municipal
2.29 approval.

2.30 (7) A manufactured home park with ten or more manufactured homes, licensed prior
2.31 to March 1, 1988, shall provide a safe place of shelter for park residents or a plan for the
2.32 evacuation of park residents to a safe place of shelter within a reasonable distance of the
2.33 park for use by park residents in times of severe weather, including tornadoes and high
2.34 winds. The shelter or evacuation plan must be approved by the municipality by March 1,
2.35 1989. The municipality may require the park owner to construct a shelter if it determines
2.36 that a safe place of shelter is not available within a reasonable distance from the park. A

3.1 copy of the municipal approval and the plan shall be submitted by the park owner to the
3.2 Department of Health. The park owner shall provide each resident with a copy of the
3.3 approved shelter or evacuation plan, as provided by section 327C.01, subdivision 1c.

3.4 (8) A manufactured home park with ten or more manufactured homes, receiving
3.5 an initial license after March 1, 1988, must provide the type of shelter required by
3.6 section 327.205, except that for manufactured home parks established as temporary,
3.7 emergency housing in a disaster area declared by the President of the United States or
3.8 the governor, an approved evacuation plan may be provided in lieu of a shelter for a
3.9 period not exceeding 18 months.

3.10 (9) For the purposes of this subdivision, "park owner" and "resident" have the
3.11 meanings given them in section 327C.01.