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**POSITION PAPERS  
PREPARED AND PRESENTED  
BY THE  
MOBILEHOME FEDERATION OF  
MASSACHUSETTS (MFM)**

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Prepared by President John F. Flaherty

There is still some controversy about who owns the oil tanks in back of a manufactured home. The MFM maintains it is the responsibility of the park owner, who owns the tanks, if there is a oil leak. WHY?

- 1) In order for a park owner to maintain a park he must supply three things to the resident: a. *electricity* b. *sewage* c. *heat*
- 2) In order to supply heat the park owner must do one of three things:
  - a) supply oil, and in order to do so the park owner must purchase an oil tank to contain the oil
  - b) or purchase propane tanks for a gas heat;
  - c) supply electric heat if park owner does not want the others.
- 3) If a owner purchases a oil tank, and puts it in back of the manufactured home, above or below the ground, that tank belongs to the park owner;
- 4) If in the future the resident wishes to move his/her manufactured home from the lot, the oil tank has to remain because it is outside the home, and remains the property of the park owner
- 5) You can look at it another way:
  - a) If when the oil supplier fills a tank and sees a leak they should tell the resident and the resident tells the park manager, or owner and have it repaired.
  - b) If the resident sees a oil leak he/she should report it to the park manager, or owner;
  - c) If the resident creates the oil leak by accident then it is his/her responsibility to get it fixed.
  - d) If the oil dealer creates a spill, it is their responsibility to have it fixed.

### **Position Paper 5: STREET NAMES & HOUSE NUMBERS FOR 911 CALLS**

Every manufactured housing community should have street names highly visible and readable, and home numbers should be large and visible in order for any one driving by to read. It should be the responsibility of the home owner to have the numbers large enough to read. The park owner should see to it that the street signs are visible and readable.

The MFM believes that house numbers should be able to be read in the night time. There are companies who do supply these kinds of signs. Look in the yellow pages for one in your area. The following company has highly reflective signs for names and numbers:  
Example: 1st Alert Safety Systems; 164-I Summer St., S102, Kingston, MA 02364

### **Position Paper 6: MORTGAGE LOAN AVAILABILITY**

At present we are doing research to see if we can get better interest rates for home loans for manufactured housing residents from banks and credit unions.

Presently we are working with Congressman Barney Frank, in Washington, trying to get this problem resolved. Representative Frank is on the Banking and Finance committee and is looking into the matter for us. When there is more information we will get it to you.

### **Position Paper 7: LOCAL RENT CONTROL Who has the authority?**

In the beginning when rent control was conceived a rent control board would determine the rents based on the value of the property. The rents are divided into two parts: 1) Actual operating expenses, and 2) a percentage of the valuation of the property which the owner can take as his profit.

Add to that the \$125 operating expenses, and you get a new monthly rent for Mobile Estates of \$354.46.

Currently, rent control is what is called "home rule". When a city or town decides to implement rent control, they petition the state legislature for the right to adopt a rent control ordinance. Once that is approved by the state, they then go back to their local people and draw up a rent control ordinance to their liking. That is why every town under rent control operates under a different ordinance.

**Position Paper 8: WATER METERS - Installed & collected by whom?**

The MFM does not believe installing water meters in homes in a manufactured housing community, especially if the community has water supplied by wells. It is a big expense for the owner, and that will be passed on to the residents.

If the manufactured homes are on public water systems that is a different story. Although the one problem facing the park owner is how to install them (without having them freeze up in the winter).

Unless the community is on a public water system, the supplier will have to read the meters and do the billing.

We do not feel that the reading and billing should be done by the park owner.

Who will set the rates?

**Position Paper 9: CONSUMER RIGHTS**

**An informed consumer is one who knows his/her rights!!!**

A listing of all local offices of the Attorney General's Office of Consumer Affairs in Massachusetts may be obtained by calling:

(617) 722-2200