

IMPORTANT NOTICE/ RESIDENT RIGHTS

State law provides special rules for the owners, residents, and prospective residents of manufactured home parks.

You may keep your home in the community as long as it is in operation and you meet your financial obligations, obey state and local laws which apply, obey reasonable rules, do not substantially annoy or endanger the other residents or substantially endanger personnel and do not substantially damage the premises. You may not be evicted or have your rent increased or your services cut for complaining to the managers or to a government official.

If you receive an eviction notice and do not leave, the owner may take you to court. If you lose in court, a sheriff may remove you and your home from the community within seven days. Or, the court may require you to leave within seven days but give you 60 days to sell the home.

If you receive an eviction notice for a new or amended rule and the court finds the rule to be reasonable and not a substantial modification of your original agreement, the court will not order you to leave but will order you to comply with the rule within ten days. If you do not comply within the time given or if you violate the rule at a later time, you will be subject to eviction.

All rules and policies must be reasonable. Your rent may not be increased more than twice a year. Changes made in rules and regulations after you become a resident will not apply to you if they substantially change your original agreement.

The owner may not charge you an entrance fee.

The owner may require a security deposit, but the deposit must not amount to more than two months rent.

You have the right to sell the home. But the sale is not final until the owner approves the buyer as a new resident, and you must advise in writing anyone who wants to buy your home that the sale is subject to final approval by the owner.

The owner must provide to you, in writing, the procedures and criteria used to evaluate a prospective resident. If your application is denied, you can request, in writing, the reason why.

You must also disclose in writing certain safety information about your home to anyone who wants to buy your home. The current forms include the Manufactured Home Safety Disclosure Form and Methamphetamine Disclosure Statement. You must give this information to the buyer before the sale, in writing. You must completely and accurately fill out the forms and you and the buyer should each keep a copy. We have attached the forms for your use, additional copies can be obtained from the office manager.

Your rental agreement and the rules and regulations contain important information about your rights and duties. Read them carefully and keep a copy.

You must be given a copy of the shelter or evacuation plan for the community. This document contains information on where to seek shelter in times of severe weather conditions. You should carefully review the plan and keep a copy.

By February 1 of each year, the park must give you a certificate of rent constituting property taxes as required by Minnesota Statutes, section 290A.19.

For further information concerning your rights, consult a private attorney. The state law governing the rental of lots in manufactured home parks may also be enforced by the Minnesota Attorney General.