



Friends of Marc Alessi
Treasurer: Peter McGuire
451-25A, Miller Place Plaza
Miller Place, NY 11764
(631) 331-0673

Press Release

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Alessi and Thiele committed to protecting manufactured home owners' rights

Assembly members Alessi and Thiele stood together before a gathering of manufactured home owners this morning to support the owners of manufactured homes, most of which are on a fixed income.

"Tenants' shouldn't have to worry about affording their monthly lot rent," Alessi said. "They don't really have any other options if their landlord decides to increase rates unjustifiably. It is very expensive to relocate and there is often no place to move even if someone wants to. This presents a problem for these residents who are already trying to stretch every dollar."

The two Assemblymen have authored legislation that would provide recourse for homeowners in manufactured home parks who are confronted with unjustifiable rent increases (A.4851a). The bill recognizes the unique situation these homeowners are in, and also acknowledges that some of these homeowners have lost their manufactured home after being evicted when they could no longer afford their lot payments.

"Unfortunately, the manufactured homeowners' total lack of bargaining power disrupts the normal operation of market forces and renders such manufactured homeowners captive to whatever terms a manufactured home park owner may choose to impose," said Assemblyman Fred Thiele. "Although many manufactured home park owners choose not to take advantage of their superior bargaining power, many do. This often results in manufactured homeowners being evicted or forced to move because of rents and other costs they can no longer afford. This legislation is an important way to address this issue and provide tenants with a mechanism to challenge unreasonable increases and asking the owners to prove substantial increases are warranted."

Alessi and Thiele are also pursuing legislation to require individuals who own a manufactured home to pay the real property taxes on the land their home sits on (A.4852). Alessi pointed out that this change would put more power in their hands by allowing them to apply for their STAR rebate, instead of it being credited to the owner of the mobile home park where they live. As it stands there is no way to make sure the tenants receive their fair share of STAR.

"All these homeowners want is piece of mind," Alessi said. "To know that they will not lose their home due to an unjustified lot rental increase and I think they deserve nothing less."