

Mobile Home Rental Inspection

Background

Prior to 2010, only the state Mobile Home Commission could conduct inspections of mobile homes in Michigan. Those inspections were generally done only on a complaint basis. If a local unit of government wanted to inspect mobile homes, it was required to submit a proposed standard, prior to adoption as an ordinance, to the Mobile Home Commission for approval. The Mobile Home Commission refused to approve any of the proposed standards that were submitted. PA 215 of 2009 (effective January 4, 2010) authorized a local unit of government to adopt an ordinance to inspect mobile homes—those that are rented to tenants—for safety, if the safety inspection ordinance applies to all other rental housing within the local governmental unit. MCL 125.2307.

What is the purpose of the Act?

Local units of government can now adopt an ordinance to inspect mobile homes for safety:

- within a mobile home park;
- within a seasonal mobile home park; or
- located outside a mobile home park or seasonal mobile home park, if the mobile home is being rented to a tenant by the mobile home's owner.

In addition, a local unit of government can now propose a means to determine which mobile homes located within its jurisdiction are being rented to tenants by the owner, including imposition of a registration or a licensing requirement for renting mobile homes to tenants.

Procedure

A local unit of government may inspect mobile homes rented to tenants for safety compliance if the safety inspection ordinance applies to all other rental housing within the local unit. Inspections for safety cannot require enforcement of any mobile home construction standards greater than those applicable to a mobile home under the National Manufactured Housing Construction and Safety Standards Act, or standards and codes to which the home was constructed if it was constructed before application of that Act.

“Inspection for safety” means an inspection of a rental mobile home that is limited to ensuring the proper functioning or protection of these items:

- furnace;
- water heater;
- electrical wiring;
- proper sanitation and plumbing;
- ventilation;
- heating equipment;
- structural integrity; and
- smoke alarms.

If a local government inspects rental mobile homes for safety, the period between inspections may not be less than three years, unless the local unit is responding to a tenant's complaint.