

Mobile Homes

If you are a resident of a Mobile Home Park, whether you own or rent the mobile home, you have substantial rights that generally exceed the rights of tenants under the Residential Landlord-Tenant Act. The law governing mobile home parks is found at R.I.G.L. 31-44-1, et seq. Some of the most important rights are

All residents entitled to a one year lease which must be renewed unless the resident is being evicted for cause. Park owners cannot simply refuse to renew a lease.

Security deposit - not permitted for lot space rentals.

Rent increases - 60 day written notice required.

Rules and Regulations - must be reasonable and there cannot be different rules for different residents unless there is a good reason for the difference. At least 45 days notice of any rule changes.

No extra charges allowed for additional members to the household.

Mobile home owners have the right to sell their home in place, and the park owner cannot require the removal of a home because of its sale.

Violations of resident protections by the park owner are deemed unfair trade practices and subject the owner to suit under the RI Unfair and Deceptive Trade Practices Act, which authorizes an award that include damages, injunctive relief and attorneys fees.

Residents who form an incorporated resident association have the first right of refusal to purchase the park should the owner decide to sell. At least seven (7) parks have been sold to resident associations since the first right of refusal law was passed.

For more information and copies of the mobile home laws, park residents should contact the Rhode Island Mobile Home Owners Association, P. O. Box 386, Harrisville, RI 02830. In addition, the RI Department of Business Regulation (DBR) is charged with the responsibility of enforcing state law with respect to Parks. Complaints regarding a Park should be directed to DBR, which will determine if the Park has failed to meet its responsibilities. DBR, Mobile Home Section, telephone 410-222-2585.

Where can I get more information?

Thomas Broderick, Chief Public Protection Inspector, Department of Business Regulation at 401- 222-2585.

The website is www.dbr.state.ri/mobile_park.html

Dot Sliney of the Federation of RI Mobile Home Owners (FHMO), a statewide organizations working to assist mobile home residents and resident associations in the Rhode Island at 401-568-0965. FHMO PO Box 386, Harrisville, RI 02830.

Appendices

**Chart 1: Mobile Home Parks in Rhode Island
By Municipality & Designation¹**

Municipality	Adult	Family	#'s ²
Burrillville	0	1	198
Charlestown	1	2	180
Cranston	0	1	60
Coventry	4	1	996
Cumberland	1	0	18
East Greenwich	1	0	59
East Providence	0	1	69
Exeter	1	1	105
Glocester	0	2	132
Johnston	1	0	17
Lincoln	1	0	60
Middletown	2	2	209
North Kingstown	0	2	250
Pawtucket	1	2	193
Portsmouth	0	5	276
Richmond	1	0	106
South Kingstown	1	0	94
Tiverton	2	3	216
Wakefield	1	0	173
Warwick	1	0	59
West Greenwich	2	0	57
Total # of Parks by Type/Units	21	25	3527
Total # of Mobile Home Parks in State	46		

¹ The "Adult" designation is subject to federal regulations set by the U.S. Department of Housing & Urban Development (HUD).

² The number of mobile homes is based from the licensing listing of sites by the Department of Business Regulation, Division of Commercial Licensing and Regulation (2001)