

AAMHO

Arizona Association of Manufactured Homes, RV and Park Model Owners

- ❖ 1975--Passage of the Arizona Mobile Home Parks Residential Landlord and Tenant Act.
- ❖ 1976--Mobile Home Owners of Arizona (MHOA) was established.
- ❖ 1979--Central Arizona Mobile Home Owners Association (CAMOA) was formed.
- ❖ 1987--MHOA and CAMOA merged into AAMHO.
- ❖ 1994--AAMHO members turned out in force to prevent SRP from having a special rate higher than that for site-built homes.
- ❖ 1995--A mediation process was developed for residents and park owners to solve problems.
- ❖ 1999--Legislation was passed requiring landlords to present tenants a history of rent increases and provide four-year leases with rent increases clearly defined.
- ❖ 1999--AAMHO worked to modify the Landlord and Tenant Act so that you can collect from the relocation fund if you are forced to move because of a rent increase above 10% +CPI. [ARS §33-1476.04(A)(3)]
- ❖ 2000--Legislation was passed that increased the amount of relocation money available to home owners.
- ❖ 2005--Legislation was passed allowing residents to file a complaint with the appropriate entity if a park manager fails to provide proof of education.
- ❖ 2008--Legislation was signed into law so that RV parks charge utility rates for park-supplied utilities that do not exceed the "prevailing single-family or residential fee or rate" of the local provider.
- ❖ 2009--AAMHO supported the enactment of a law that provides you can have assistance and representation without the expense of a lawyer when appearing before an Administrative Law Judge for a hearing to protect your legal rights. [ARS §41-4062(H) and §41-4065(D)]
- ❖ 2011--Legislation was passed to add relocations due to change in age restricted community to an all age community. [ARS §1476.05]
- ❖ 2016--AAMHO supported passage of legislation that established guidelines for tenants and landlords of mobile home parks regarding the maintenance of trees existing within a mobile home space. ARS §33-1434(C) states that any rental agreement executed or adopted after December 31, 2016 shall disclose in writing any requirement that tenant maintain existing trees located on the mobile home space. ARS §33-1434(D) states any change regarding the tenant's obligation to maintain any trees be subject to a substantial modification of the rental agreement. ARS §33-1434(C,D) states that beginning May 31, 2016, any new rule adopted after the execution of a tenant's initial rental agreement is unenforceable if the rule imposes a reoccurring financial obligation to the tenant.
- ❖ 2016--Legislation was passed providing that a park cannot require a tenant to place any additional person's name on the Title to the mobile home as a condition of tenancy or residency for that additional person or pay a fee or other form of penalty for failing to place an additional person's name on the title to the mobile home. [ARS §33-1452(F)(8)]
- ❖ 2017--Legislation was passed to make park model owners eligible for relocation assistance in the event of change in use or closure of a park [ARS §33-2149] or relocations due to change in age-restricted community use.
- ❖ 2017--AAMHO supported legislation that established a process for licensed realtors to also sell mobile homes with proper training. (ARS §41-4028)
- ❖ 2017--AAMHO was successful in getting legislation passed that provides for increasing the amount of relocation funds in the event of change of use or closure of a park. [ARS §33-1476.01(C)(1)]
- ❖ 2017--Legislation was signed into law so that any person who inherits a mobile home by will, trust or any other testamentary conveyance may (1) reside in the home if the person meets the requirements of the park, or (2) sell the home in accordance with the deceased tenant's rental agreement. [ARS §33-1419]