

MOBILE HOMES, MANUFACTURED HOMES AND RECREATIONAL VEHICLES

July 16, 2019 City Council Work Session

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Introduction / History:

- The Code Enforcement and Building Inspection Departments presented a Strategic Code Enforcement Plan to the City Council on November 5, 2018. Part of this plan mentioned the need to review and update the Mobile Home Park ordinance which includes recreational vehicle parks.
- The current Mobile Home Park / Recreational Vehicle Park Ordinance was established in 1983 and updated in 1997.
- Updating the ordinance to reflect the Texas Local Government regulations and to establish an improved annual registration and inspection process, will allow the city and the park owners to work together to achieve the same 'quality of life' goals.
- City staff has worked with the City Attorney's office in preparing an ordinance revision that complies with the Texas Local Government Code 214.906, Regulation of Manufactured Home Communities.
- There are four (4) existing Mobile Home Parks with a total of 408 spaces.
- City staff has been successfully enforcing a similar type of annual registration program for Multi-family and Hotel occupancies over the last 10 years and has the resources to enforce a similar Mobile Home Park ordinance.

PROPOSED ORDINANCE HIGHLIGHTS

- PURPOSE - AS STATED IN ORDINANCE DRAFT – *‘This article is remedial and essential to public interest, safety, health and welfare. It establishes minimum standards for the continued use and occupancy of all mobile homes, manufactured homes and recreational vehicles in manufactured home parks, manufactured home park districts, and recreational vehicle parks. This article shall be known as the city’s manufactured home park regulations’.*
- OPERATING LICENSE - Each manufactured home park will be required to obtain an operating license, renewed on an annual basis.
- PERMIT – The new, alteration or extension of a mobile home park requires a permit.
- ANNUAL INSPECTIONS – The annual inspection of a mobile home park covers only the site and exterior locations of each space. The interior of the mobile home or recreational vehicle will not be inspected unless warranted by imminent life safety concerns. Examples of annual inspection –
 - Drainage, site conditions, trash and debris, refuse handling – occupied space and service buildings
 - Water supply safety, proper sanitary sewage disposal - occupied space and service buildings
 - Electrical distribution and supply - occupied space and service buildings
 - Fuel supply safety, either natural gas or LPG - occupied space and service buildings
 - Fire protection safety on the service buildings
 - Nonconforming accessory structures

PROPOSED ORDINANCE HIGHLIGHTS - CONTINUED

- **PARK OWNER / MANAGEMENT RESPONSIBILITY** – The licensee or agent shall operate the park in compliance with the mobile home park ordinance and all other applicable ordinances and federal and state statutory provisions and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
- **PARK OCCUPANT RESPONSIBILITY** – The park occupant shall comply with all requirements of the ordinance and shall maintain the occupied space, its facilities and equipment in good repair and in a clean and sanitary condition.
- **NONCONFORMING MANUFACTURED HOME PARKS** – The city staff and city attorney's office has researched and applied all state statutes related to the nonconforming conditions within a Mobile Home Park which is similar to the existing nonconforming regulations in the zoning ordinance.
- **ANNUAL LICENSING VIOLATIONS** – These will be identified and the mobile home park owner will have an opportunity to correct the violations within a specified time period. Non-compliance within said specific time frame will be processed as a public nuisance and abatement proceedings will follow for each violation.

Next Steps: The future and beyond!

Letter Notice to the Mobile Home Park owners

- September 2019 - Letter will announce ordinance update plan and seek input on the ordinance draft, by return mail.

Mobile Home Park ordinance.

- November 2019 - Staff will present the Mobile Home Park Ordinance to City Council .

Ordinance becomes effective on January 1, 2020.

- Notice to Owners of annual inspection dates by staff.
- Completion of annual inspections before end of March 2020.

FEEDBACK - CONCLUSION