

## CHAPTER 327C

## MANUFACTURED HOME PARK LOT RENTALS

327C.02 Rental agreements.  
327C.03 Fees.  
327C.095 Park closings.

327C.10 Defenses to eviction.  
327C.11 Eviction proceedings.

**327C.02 RENTAL AGREEMENTS.**

*[For text of subs 1 and 2, see M.S.1998]*

Subd. 2a. **Action to recover possession of land.** Notwithstanding section 504B.345, in an action to recover possession of land for violation of a new or amended rule, if the court finds that the rule is reasonable or is not a substantial modification, the court shall issue an order in favor of the plaintiff for costs. The court shall order the defendant to comply with the rule within ten days. If the resident fails to comply with the rule at any time after the time period provided by the court, the park owner may, upon a showing to the court that three days' written notice was given to the resident, move the court for writ of restitution to recover possession of the lot.

*[For text of subs 3 to 5, see M.S.1998]*

**History:** 1999 c 199 art 2 s 10

**327C.03 FEES.**

*[For text of subs 1 to 3, see M.S.1998]*

Subd. 4. **Security deposit.** A park owner may require a resident to deposit with the park owner a fee, not to exceed the amount of two months' rent, to secure the resident's performance of the rental agreement and to protect the park owner against damage by the resident to park property, including any damage done by the resident in the installation or removal of the resident's home. The provisions of section 504B.178 shall apply to any security deposit required by a park owner under this subdivision.

*[For text of subd 5, see M.S.1998]*

**History:** 1999 c 199 art 2 s 11

**327C.095 PARK CLOSINGS.**

*[For text of subs 1 to 4, see M.S.1998]*

Subd. 5. **Park conversions.** If the planned cessation of operation is for the purpose of converting the part of the park occupied by the resident to a common interest community pursuant to chapter 515B, the provisions of section 515B.4-111, except subsection (a), shall apply. The nine-month notice required by this section shall state that the cessation is for the purpose of conversion and shall set forth the rights conferred by this subdivision and section 515B.4-111, subsection (b). Not less than 120 days before the end of the nine months, the park owner shall serve upon the resident a form of purchase agreement setting forth the terms of sale contemplated by section 515B.4-111, subsection (d). Service of that form shall operate as the notice described by section 515B.4-111, subsection (a).

*[For text of subs 6 to 11, see M.S.1998]*

**History:** 1999 c 11 art 3 s 10

**327C.10 DEFENSES TO EVICTION.**

Subdivision 1. **Nonpayment of rent.** In any action to recover possession for failure to pay rent, it shall be a defense that the sum allegedly due contains a charge which violates

section 327C.03, or that the park owner has injured the defendant by failing to comply with section 504B.161.

*[For text of subs 2 to 4, see M.S.1998]*

**History:** 1999 c 199 art 2 s 12

### **327C.11 EVICTION PROCEEDINGS.**

Subdivision 1. **Right of redemption.** The right of redemption, as expressed in section 504B.291 and the common law, is available to a resident from whom a park owner seeks to recover possession for nonpayment of rent, but no resident may exercise that right more than twice in any 12-month period; provided, that a resident may exercise the right of redemption more than twice in any 12-month period by paying the park owner's actual reasonable attorney's fees as part of each additional exercise of that right during the 12-month period.

*[For text of subs 2 to 4, see M.S.1998]*

**History:** 1999 c 199 art 2 s 13