

CONNECTIONS



AAMHO Website: www.AAMHO.org | Email: info@aamho.org



Eileen Green, President
president@aamho.org
717-574-4137

Sometimes well-meaning people want to
"help" address another resident's concerns.

This is not helpful!

For your community management to respond to a concern from a resident,
their concern **MUST BE** in writing, signed and dated by that resident
(*not by someone else*).

As a member of AAMHO, you can always speak to an AAMHO representative
regarding YOUR concerns/issues/questions that are addressed in our

"Arizona Mobile Home Parks Residential Landlord and Tenant Act"
and/or the
"Arizona Recreational Vehicle Long-Term Rental Space Act."

For Further Information ...
Phone: 480/966-9566 or 1-800/221-6955
Email: Info@aamho.org
Website: www.aamho.org



*Tara Brunetti, Assistant Deputy Director,
Manufactured Housing and Building Div.*

In an effort to promote awareness regarding weatherization funding available to certain mobile home residents, the Arizona Department of Housing is sharing with AAMHO correspondence from the numerous sub-grantees that work with ADOH to provide these services. *(See attachments for detailed information.)*

2021 Arizona Legislative Session Wrap Up

"Thank You" to Policy Arizona (our AAMHO lobby team at the State Capitol) and our dedicated AAMHO members who worked to ensure AAMHO's "Voice" was heard!

The 55th Arizona Legislature, First Regular Session, concluded its business by adjourning *sine die* at 4:54 p.m. on Wednesday, June 30th. The session lasted 171 days, the longest legislative session under Governor Ducey's tenure and the third-longest in Arizona's history.

The session produced a record-breaking 1,774 bills (over 150 more than last session's record of 1,607), 412 of which as of July 8th were signed into law by Governor Ducey. After not vetoing a single measure last year in the short session impacted by the global pandemic, the Governor set another personal record of vetoing 27 bills, more than he had in any prior session.

The general effective date for 2021 legislation is Wednesday, September 29th. All bills passed by the Legislature in 2021 will be in effect upon that date, unless the bill has an "emergency clause" (*meaning it went into effect upon signature by the Governor*), or has a different effective date specifically delineated in the legislation.

A number of bills were introduced that were of direct or indirect interest to AAMHO. Here are a few highlights:

Senate Bill 1259 (mobile home parks; caregivers), sponsored by Senator J. D. Mesnard (R-Chandler), updates state statutory language in the Mobile Home Parks Residential Landlord and Tenant Act related to caregivers. The bill allows a mobile home resident with a disability to have one or more persons provide live-in health care, personal care, or supportive services if necessary to afford the resident equal opportunity to use and enjoy the dwelling. The bill specifies that the live-in caregiver has no rights to tenancy and must comply with the mobile home park rules and regulations. Governor Ducey signed the bill into law on Thursday, February 18 (Chapter 31, Laws 2021).

House Bill 2331 (property tax; mobile homes; delinquency), sponsored by Representative Gail Griffin (R-Hereford), extends the time frame for the sale of a mobile home due to delinquent taxes to a year and a half (18 months) giving mobile home owners more time and protection to keep their home. Unlike single-family homeowners who have five years to pay back taxes before foreclosure, mobile homes could previously be auctioned immediately after tax payments were delayed. Governor Ducey signed the bill into law on Thursday, February 18 (Chapter 28, Laws 2021).

House Bill 2446 (escrow accounts; manufactured homes; requirements), sponsored by Representative Tim Dunn (R-Yuma), allows the owner of a mobile home park, who also owns a manufactured homes dealership, to maintain a trust account or an independent escrow account, on a written request by the purchaser. The bill requires the dealer to disclose to the purchaser before or at the time the purchaser signs the purchase contract that the purchaser may request the use of an independent escrow account or that the transaction would be otherwise handled through a trust account. The legislation requires a dealer to comply with a purchaser's written request to establish an independent escrow if the dealer receives the request by the time the purchase contract is signed and the seller consents. Governor Ducey signed the bill into law on Friday, March 29 (Chapter 132, Laws 2021).

MEMBERSHIP NEWS

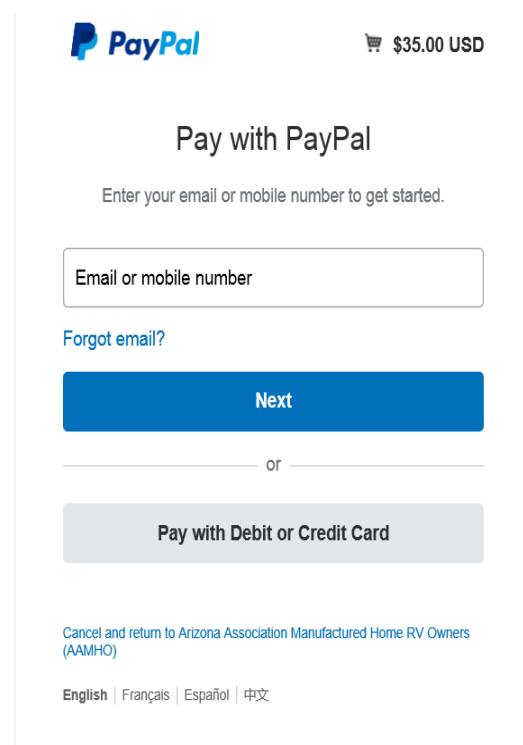


Starting Sept. 1st, Pat Schoneck wants to come for "Coffee"!

Let her know when you would like her to visit your Community. Call soon before her calendar fills up! 520-404-4539 or pschoneck@juno.com

AAMHO.ORG Website

To join AAMHO or renew your existing membership, simply visit the website <http://aamho.org> where you can pay by credit card or PayPal ... your choice! See the snapshot below ... you have the option to pay thru your PayPal account or scroll down below the bright **BLUE** bar where it says " – or – " **Pay with Debit or Credit Card**".



We look forward to your continued support! If you have questions or difficulties, please call Connie at the AAMHO office: 480.966.9566 or 800.221.6955, Tues-Fri from 9:00am to 4:00pm.

AEMPRO = EDUCATION

The Arizona Association of Manufactured and RV Home Owners (AEMPRO) is the “sister” organization to AAMHO. Therefore, you as a member of AAMHO have the opportunity to participate in the AEMPRO educational programs!

AEMPRO can teach a class in your community park entitled “Landlord/Tenant Class ” that covers the Arizona Landlord Tenant Act. Our educational handouts will give you important information you can use now and in the future. Since you live on leased land, you have certain rights and responsibilities established in Arizona state law.

Do you know your rights???

AEMPRO is looking forward to working with you to schedule a Landlord/Tenant Class in your community clubhouse, in your home, or by Zoom.

If you ask us, we will come!

To schedule a Landlord/Tenant Class, please contact Eileen Green, AEMPRO Education Instructor and AAMHO President at president@aamho.org or 717-574-4137.

AAMHO Contact Info

AAMHO Office – Contact Connie at info@aamho.org. Phone 480-966-9566 or 800-221-6955.

Send written correspondence to:
AAMHO
2753 E. Broadway Road, 101-443
Tempe, AZ 85204



If you or someone you know feels as though they have been a victim of housing discrimination, or has witnessed housing discrimination, contact the Southwest Fair Housing Council by phone toll free at: 1.888.624.4611 or 520.670.0233. Press option 3 for the enforcement department and someone will be in touch as soon as possible.

COMPARE AND SAVE!

We can insure park models, manufactured homes and modulars.
We have a company to fit your needs.

COVERAGES

Manufactured Home	\$40,000	\$50,000	\$60,000	\$80,000
Adjacent Structures	4,000	5,000	6,000	8,000
Personal Contents	20,000	25,000	30,000	40,000
Additional Living Expenses	8,000	10,000	12,000	16,000
Personal Liability	100,000	100,000	100,000	100,000
Medical Payments	1,000	1,000	1,000	1,000
Flood	Included	Included	Included	Included
Premium Per Year	\$336	\$372	\$406	\$487

**Payments above are sample quotes; your specific policy may be different. Rates subject to change.*

Program Highlights:

- No Credit Check, No Hidden Fees
- Stated Value Policy
- Replacement Coverage For Home And Contents..... NO DEPRECIATION
- Standard Direct Only Represents Companies That Are Rated A- (Excellent) Or Better By AM Best For Financial Strength
- EFT, Credit Card And Monthly Payments Available



Google Rating of 4.8

**as of 07/15/2021*



STANDARD
CASUALTY COMPANY
- a division of Cavco

**Your Manufactured Housing
Insurance Specialist**

800-522-0146

www.stdins.com

This is a brief illustration of current rates that are subject to revision. The insurance company reserves the right to accept or reject applications for insurance upon review of all underwriting information. Rates may vary due to age of customer, age or location of home and home use.

AAMHO 10-2018