

CHAPTER 327C

MANUFACTURED HOME PARK LOT RENTALS

327C.02 Rental agreements.

327C.02 RENTAL AGREEMENTS.*[For text of subd 1, see M.S.1988]*

Subd. 2. **Modification of rules.** The park owner must give the resident at least 60 days notice in writing of any rule change. A rule adopted or amended after the resident initially enters into a rental agreement may be enforced against that resident only if the new or amended rule is reasonable and is not a substantial modification of the original agreement. Any security deposit increase is a substantial modification of the rental agreement. A reasonable rent increase made in compliance with section 327C.06 is not a substantial modification of the rental agreement and is not considered to be a rule for purposes of section 327C.01, subdivision 8. A rule change necessitated by government action is not a substantial modification of the rental agreement. A rule change requiring all residents to maintain their homes, sheds and other appurtenances in good repair and safe condition shall not be deemed a substantial modification of a rental agreement. If a part of a resident's home, shed or other appurtenance becomes so dilapidated that repair is impractical and total replacement is necessary, the park owner may require the resident to make the replacement in conformity with a generally applicable rule adopted after the resident initially entered into a rental agreement with the park owner.

In any action in which a rule change is alleged to be a substantial modification of the rental agreement, a court may consider the following factors in limitation of the criteria set forth in section 327C.01, subdivision 11:

- (a) any significant changes in circumstances which have occurred since the original rule was adopted and which necessitate the rule change; and
- (b) any compensating benefits which the rule change will produce for the residents.

*[For text of subds 2a to 5, see M.S.1988]***History:** 1989 c 282 art 2 s 184