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Manufactured Housing Communities of Oregon  
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## Manufactured Housing Communities of Oregon

### Supports HB 4038A

MHCO is the largest advocate for manufactured home community owners in Oregon, representing over 460 manufactured home communities. The MHCO Board unanimously supports HB 4038A and urges your support.

- Provides a process comparable to the practices of the private market, and sets out clear and reasonable timelines for each party to negotiate a possible purchase.
- Specifies that park owners may solicit other offers throughout the process and accept the best one.
- Creates a defense for park owners who comply and for all minor errors. Current exemptions are included, and the bill clarifies the exemption for 1031 exchange sales.
- Removes the right of first refusal in current law, and shortens timelines.
- Owners have a remedy against tenants who violate a confidentiality agreement.

HB 4038A is a negotiated compromise between manufactured home resident advocates and community owners. The work group was chaired by Rep Whisnant and Rep Nathanson and passed the Oregon House on a unanimous vote.

Please support this compromise by supporting HB 4038A.

2-18-14

From the desk of  
Senator Monnes Anderson