

Senate Study Bill 227

Bill Text

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1 1 Section 1. NEW SECTION. 335.30A LAND-LEASED COMMUNITIES.

1 2 A county shall not adopt or enforce zoning or subdivision
1 3 regulations or other ordinances which disallow the plans and
1 4 specifications of land-leased communities solely because the
1 5 housing within the land-leased community will be modular or
1 6 manufactured housing. A county shall not adopt or enforce
1 7 zoning or subdivision regulations or other ordinances which
1 8 mandate width standards for a single modular or manufactured
1 9 housing unit which is sited upon land otherwise zoned as
1 10 agricultural.

1 11 Sec. 2. NEW SECTION. 414.28A LAND-LEASED COMMUNITIES.

1 12 A city shall not adopt or enforce zoning or subdivision
1 13 regulations or other ordinances which disallow the plans and
1 14 specifications of land-leased communities solely because the
1 15 housing within the land-leased community will be modular or
1 16 manufactured housing.

1 17 Sec. 3. Section [435.1](#), Code 1997, is amended by adding the
1 18 following new subsection:

1 19 NEW SUBSECTION. 1A. "Land-leased community" means any
1 20 site, lot, field, or tract of land under common ownership upon
1 21 which ten or more occupied manufactured homes, modular homes,
1 22 or a combination of the homes are harbored, either free of
1 23 charge or for revenue purposes, and shall include any
1 24 building, structure, or enclosure used or intended for use as
1 25 part of the equipment of the land-leased community. The term
1 26 "land-leased community" shall not be construed to include
1 27 homes, buildings, or other structures temporarily maintained
1 28 by any individual, educational institution, or company on
1 29 their own premises and used exclusively to house their own
1 30 labor or students.

1 31 Sec. 4. NEW SECTION. 435.2 ZONING REGULATION.

1 32 A land-leased community may be subject to zoning or
1 33 subdivision regulations or ordinances pursuant to section
1 34 335.30A or 414.28A.

1 35 EXPLANATION

2 1 This bill provides a definition of land-leased community to
2 2 be a site or tract of land under common ownership upon which
2 3 10 or more occupied manufactured homes, modular homes, or a
2 4 combination of those homes are harbored, free of charge or for
2 5 revenue purposes.

2 6 The bill also amends city and county zoning laws to
2 7 prohibit ordinances and regulations from disallowing plans and
2 8 specifications of land-leased communities solely because the
2 9 housing will be modular or manufactured housing units. The
2 10 bill also prohibits ordinances which mandate width standards
2 11 for single modular or manufactured housing units which are
2 12 sited on land zoned as agricultural.

2 13 LSB 2394SC 77

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