WEST VIRGINIA LEGISLATURE
REGULAR SESSION, 1993

ENROLLED
Committee Substitute for
SENATE BILL NO. 265

(By Senator Claypole)

PASSED April 10, 1993
In Effect 90 days from Passage
AN ACT to amend article fifteen, chapter thirty-seven of the code of West Virginia, one thousand nine hundred thirty-one, as amended, by adding thereto a new section, designated section six-a, relating to factory-built home site rentals; and requiring extended notice to tenants in cases of mass eviction.

Be it enacted by the Legislature of West Virginia:

That article fifteen, chapter thirty-seven of the code of West Virginia, one thousand nine hundred thirty-one, as amended, be amended by adding thereto a new section, designated section six-a, to read as follows:

ARTICLE 15. HOUSE TRAILERS, MOBILE HOMES, MANUFACTURED HOMES AND MODULAR HOMES.

§37-15-6a. Termination of tenancy of more than twenty-five tenants.

1 (a) A landlord of a factory-built home rental community may not terminate a rental agreement nor otherwise evict more than twenty-five tenants of any
factory-built home rental community within a single eighteen month period unless:

(1) The landlord obtains written agreement to voluntarily vacate the premises by every tenant prior to the expiration of the eighteen month period;

(2) The landlord provides not less than six months' notice to terminate the rental agreement to each tenant; or

(3) The tenant has breached a provision of the rental agreement and the termination complies with the requirements of this article.

(b) If a landlord violates the provisions of this section, the tenant has a cause of action to recover actual damages, the costs required to relocate the aggrieved tenant and, in addition, a right to recover treble damages or the equivalent of the aggrieved tenant's rent for one year, whichever is greater, and reasonable attorney fees.
The Joint Committee on Enrolled Bills hereby certifies that the foregoing bill is correctly enrolled.

Chairman Senate Committee

Ernest C. Moore
Chairman House Committee

Originated in the Senate.

In effect ninety days from passage.

Clerk of the Senate

Donald L. Kopp
Clerk of the House of Delegates

President of the Senate

Speaker House of Delegates

The within is approved this the 2nd day of April, 1993.

Governor