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OFFICE OF WEST VIRGINIA  
SECRETARY OF STATE

# WEST VIRGINIA LEGISLATURE

REGULAR SESSION, 1993

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**ENROLLED**

*Committee Substitute for*  
**SENATE BILL NO. 265**

(By Senator *Claypole*)

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**PASSED *April 10,* 1993**  
**In Effect *90 days from* Passage**

**E N R O L L E D**

COMMITTEE SUBSTITUTE

FOR

**Senate Bill No. 265**

(SENATOR CLAYPOLE, *original sponsor*)

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[Passed April 10, 1993; in effect ninety days from passage.]

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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 com-
- 2 munity may not terminate a rental agreement nor
- 3 otherwise evict more than twenty-five tenants of any

4 factory-built home rental community within a single  
5 eighteen month period unless:

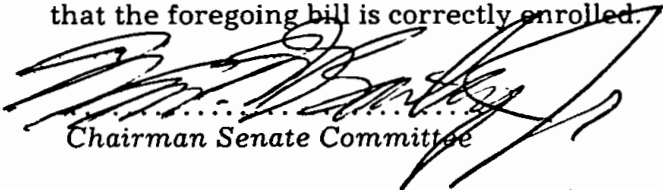
6 (1) The landlord obtains written agreement to  
7 voluntarily vacate the premises by every tenant prior  
8 to the expiration of the eighteen month period;

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

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

15 (b) If a landlord violates the provisions of this  
16 section, the tenant has a cause of action to recover  
17 actual damages, the costs required to relocate the  
18 aggrieved tenant and, in addition, a right to recover  
19 treble damages or the equivalent of the aggrieved  
20 tenant's rent for one year, whichever is greater, and  
21 reasonable attorney fees.

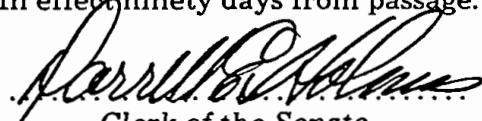
The Joint Committee on Enrolled Bills hereby certifies that the foregoing bill is correctly enrolled.

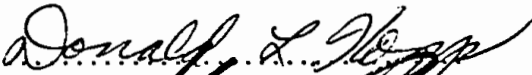
  
.....  
Chairman Senate Committee

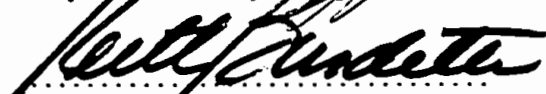
  
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Chairman House Committee

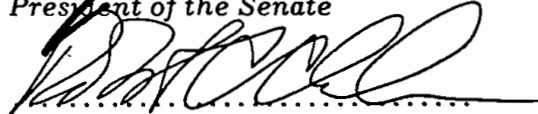
Originated in the Senate.

In effect ninety days from passage.

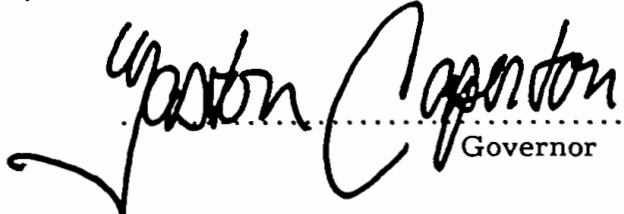
  
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Clerk of the Senate

  
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Clerk of the House of Delegates

  
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President of the Senate

  
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Speaker House of Delegates

The within is approved..... this the 20<sup>th</sup>.....  
day of April....., 1993.

  
.....  
Governor

PRESENTED TO THE

GOVERNOR

Date 4/19/93

Time 9:58 am