



*Gregory J. Swain, County Attorney*

## MEMORANDUM

**To:** Council Members, Anne Arundel County Council

**From:** Lori L. Blair Klasmeier, Deputy County Attorney

**Date:** July 6, 2020

**Subject:** Bill No. 57-20 – Licensing – Zoning – Manufactured Mobile Homes Located Outside a Mobile Home Park

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### Legislative Summary\*

This summary was prepared by the Anne Arundel County Office of Law for use by members of the Anne Arundel County Council during consideration of Bill No. 57-20, a Bill related to manufactured mobile homes located outside of mobile home parks.

**Background.** “Mobile home” is defined in Article 18 as having the same meaning as “manufactured home” as defined in Article 11. (See §§ 18-1-101(75)). A “manufactured home” is defined in Article 11 as:

a structure that is transportable in one or more sections; that, in the traveling mode, is 8 body feet (2,438 body mm) or more in width or 40 body feet (12,192 body mm) or more in length or that, when located onsite, is 320 square feet (30m<sup>2</sup>) or more; that is built on a permanent chassis; and that is designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and the term includes the plumbing, heating, air-conditioning, and electrical systems contained in the home; a mobile home; a structure that meets all the requirements of this definition other than the size requirements and with respect to which the manufacturer has filed the certification required by the United States Secretary of Housing and Urban Development or, for mobile homes built prior to June 15, 1976, a label certifying compliance to the Standard for Mobile Homes, NFPA501, in effect at the time of manufacture.

(§ 11-9-101(1))

Mobile home parks are a special exception use in all residential zoning districts except for R22. (§ 18-4-106). Mobile home parks must be licensed. (§ 11-9-103). At this time, manufactured

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\* This Legislative Summary provides a synopsis of the bill as introduced. It does not address subsequent amendments to the bill.

mobile homes are not permitted to be located outside of a mobile home park unless they have been so located since on or before April 13, 1966. (§§ 11-9-104 and 18-4-103). The owner of land on which a lawful manufactured mobile home is located must obtain an annual license with a fee of \$100. (§ 11-9-104).

**Purpose.** The purpose of the bill is to allow manufactured mobile homes to be located outside of a mobile home park in the RA zoning district. The bill also expands the license required to include all spaces outside of a mobile home park on which manufactured mobile homes are located.

The following changes are made in **SECTION 1.** of the Bill.

Section **11-9-104** is modified to require owners of all land on which a lawful manufactured mobile home is located to obtain an annual license with a fee of \$100. That section is also modified to change “mobile home” to “manufactured home” because that is the term that is defined in Article 11.

Subsection **18-4-103** is changed to allow mobile homes to be located on manufactured home spaces licensed under § 11-9-104.

Section **18-4-106** is amended to allow a mobile home outside of a mobile home park in the RA district as a permitted use.

**SECTION 2.** (uncodified) provides that the bill takes effect 45 days after it becomes law.

The Office of Law is available to answer any additional questions regarding Bill No. 57-20.

Thank you.