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(Original Signature of Member)

119TH CONGRESS
1ST SESSION

H. R. _____

To update the definition of manufactured home, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Mr. ROSE introduced the following bill; which was referred to the Committee
on _____

A BILL

To update the definition of manufactured home, and for
other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Housing Supply Ex-
5 pansion Act of 2025”.

6 **SEC. 2. UPDATING THE DEFINITION OF MANUFACTURED**
7 **HOME.**

8 (a) IN GENERAL.—Section 603(6) of the National
9 Manufactured Housing Construction and Safety Stand-

ards Act of 1974 (42 U.S.C. 5402(6)) is amended by striking “on a permanent chassis” and inserting “with or without a permanent chassis”.

(b) STANDARDS FOR MANUFACTURED HOMES BUILT WITHOUT A PERMANENT CHASSIS.—Section 604(a) of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5403) is amended by adding at the end the following:

“(7) STANDARDS FOR MANUFACTURED HOMES BUILT WITHOUT A PERMANENT CHASSIS.—

“(A) IN GENERAL.—The Secretary shall issue revised standards for manufactured homes built without a permanent chassis and shall consult with the consensus committee in the development of such, using the process described in paragraph (4).

“(B) CREATING FINAL STANDARDS.—The Secretary shall, after consulting and conferring with the consensus committee, establish standards to include manufactured homes without a permanent chassis have—

“(i) a distinct label to be issued by the Secretary distinguishing manufactured homes built without a permanent chassis

1 from manufactured homes built on a per-
2 manent chassis;

3 “(ii) a data plate, as described in sec-
4 tion 3280.5 of title 24, Code of Federal
5 Regulations, distinguishing manufactured
6 homes built without a permanent chassis
7 from manufactured homes built on a per-
8 manent chassis; and

9 “(iii) a notation on any invoice pro-
10 duced by the manufacturer of a manufac-
11 tured home that is distinguishable from
12 the invoice for a manufactured home con-
13 structed with a permanent chassis.”.

14 (c) MANUFACTURED HOME STANDARDS AND CER-
15 TIFICATIONS.—Section 604 of the National Manufactured
16 Housing Construction and Safety Standards Act of 1974
17 (42 U.S.C. 5403) is amended by adding at the end the
18 following:

19 “(i) MANUFACTURED HOME STANDARDS AND CER-
20 TIFICATIONS.—

21 “(1) IN GENERAL.—

22 “(A) INITIAL CERTIFICATION.—Subject to
23 subparagraph (B), not later than 1 year after
24 the date of enactment of the Housing Supply
25 Expansion Act of 2025, a State shall submit to

1 the Secretary an initial certification that the
2 laws and regulations of the State—

3 “(i) treat a manufactured home, in-
4 cluding a manufactured home without a
5 permanent chassis, in parity with a manu-
6 factured home (as defined and regulated
7 by the State); and

8 “(ii) subject a manufactured home
9 without a permanent chassis to the same
10 laws and regulations of the State as a
11 manufactured home built on a permanent
12 chassis with respect to financing, title, in-
13 surance, manufacture, sale, taxes, trans-
14 portation, installation, and other areas as
15 the secretary determines, after consultation
16 with and approval by the consensus com-
17 mittee, are necessary to give effect to the
18 purpose of this section.

19 “(B) STATE PLAN SUBMISSION.—Any
20 State plan submitted under subparagraph (C)
21 shall contain the required State certification
22 under subparagraph (A) or paragraph (3) and,
23 if contained therein, no additional or State cer-
24 tification under subparagraph (A) or paragraph
25 (3).

1 “(C) EXTENDED DEADLINE.—With respect
2 to a State with a legislature that meets bienni-
3 ally, the deadline for the submission of the ini-
4 tial certification required under subparagraph
5 (A) shall be 2 years after the date of enactment
6 of the Housing Supply Expansion Act of 2025.

7 “(D) LATE CERTIFICATION.—

8 “(i) NO WAIVER.—The Secretary may
9 not waive the prohibition described in
10 paragraph (5)(B) with respect to a certifi-
11 cation submitted after the deadline under
12 subparagraph (A) or paragraph (3) unless
13 the Secretary approves the late certifi-
14 cation.

15 “(ii) RULE OF CONSTRUCTION.—
16 Nothing in this subsection shall be con-
17 strued to prevent a State from submitting
18 the initial certification required under sub-
19 paragraph (A) after the required deadline
20 under that subparagraph.

21 “(2) FORM OF STATE CERTIFICATION NOT PRE-
22 SENTED IN A STATE PLAN.—The initial certification
23 required under paragraph (1)(A), if not submitted
24 with a State plan under paragraph (1)(B), shall con-
25 tain, in a form prescribed by the Secretary, an attes-

1 tation by an official that the State has taken the
2 steps necessary to ensure the veracity of the certifi-
3 cation required under paragraph (1)(A), including,
4 as necessary, by—

5 “(A) amending the definition of ‘manufac-
6 tured home’ in the laws and regulations of the
7 State; and

8 “(B) directing State agencies to amend the
9 definition of ‘manufactured home’ in regula-
10 tions.

11 “(3) ANNUAL RECERTIFICATION.—Not later
12 than a date to be determined by the Secretary each
13 year, a State shall submit to the Secretary an addi-
14 tional certification that—

15 “(A) confirms the accuracy of the initial
16 certification submitted under subparagraph (A)
17 or (B) of paragraph (1); and

18 “(B) certifies that any new laws or regula-
19 tions enacted or adopted by the State since the
20 date of the previous certification does not
21 change the veracity of the initial certification
22 submitted under paragraph (1)(A).

23 “(4) LIST.—The Secretary shall publish and
24 maintain in the Federal Register and on the website
25 of the Department of Housing and Urban Develop-

1 ment a list of States that are up-to-date with the
2 submission of initial and subsequent certifications
3 required under this subsection.

4 “(5) PROHIBITION.—

5 “(A) DEFINITION.—In this paragraph, the
6 term ‘covered manufactured home’ means a
7 home that is—

8 “(i) not considered a manufactured
9 home under the laws and regulations of a
10 State because the home is constructed
11 without a permanent chassis;

12 “(ii) considered a manufactured home
13 under the definition of the term in section
14 603; and

15 “(iii) constructed after the date of en-
16 actment of the Housing Supply Expansion
17 Act of 2025.

18 “(B) BUILDING, INSTALLATION, AND
19 SALE.—If a State does not submit a certifi-
20 cation under paragraph (1)(A) or (3) by the
21 date on which those certifications are required
22 to be submitted—

23 “(i) with respect to a State in which
24 the State administers the installation of
25 manufactured homes, the State shall pro-

1 hibit the manufacture, installation, or sale
2 of a covered manufactured home within the
3 State; and

4 “(ii) with respect to a State in which
5 the Secretary administers the installation
6 of manufactured homes, the State and the
7 Secretary shall prohibit the manufacture,
8 installation, or sale of a covered manufac-
9 tured home within the State.”.

10 (d) OTHER FEDERAL LAWS REGULATING MANUFAC-
11 TURED HOMES.—The Secretary of Housing and Urban
12 Development may coordinate with the heads of other Fed-
13 eral agencies to ensure that Federal agencies treat a man-
14 ufactured home (as defined in Federal laws and regula-
15 tions other than section 603 of the National Manufactured
16 Housing Construction and Safety Standards Act of 1974
17 (42 U.S.C. 5402)) in the same manner as a manufactured
18 home (as defined in section 603 of the National Manufac-
19 tured Housing Construction and Safety Standards Act of
20 1974 (42 U.S.C. 5402)), as amended by this Act.

21 (e) ASSISTANCE TO STATES.—Section 609 of the Na-
22 tional Manufactured Housing Construction and Safety
23 Standards Act of 1974 (42 U.S.C. 5408) is amended—
24 (1) in paragraph (1), by striking “and” at the
25 end;

1 (2) in paragraph (2), by striking the period at
2 the end and inserting “; and”; and

3 (3) by adding at the end the following:

4 “(3) model guidance to support the submission
5 of the certification required under section 604(i).”.

6 (f) PREEMPTION.—Nothing in this section or the
7 amendments made by this section shall be construed as
8 limiting the scope of Federal preemption under section
9 604(d) of the National Manufactured Housing Construc-
10 tion and Safety Standards Act of 1974 (42 U.S.C.
11 5403(d)).