

[DISCUSSION DRAFT]

119TH CONGRESS
1ST SESSION

H. R. _____

To amend the definition of “manufactured home” in the National Manufactured Housing Construction and Safety Standards Act of 1974, 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 amend the definition of “manufactured home” in the National Manufactured Housing Construction and Safety Standards Act of 1974, 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 “Expansion of Attain-
5 able Homeownership Through Manufactured Housing Act
6 of 2025”.

1 **SEC. 2. UPDATING THE DEFINITION OF MANUFACTURED**
2 **HOME.**

3 (a) IN GENERAL.—Section 603(6) of the National
4 Manufactured Housing Construction and Safety Stand-
5 ards Act of 1974 (42 U.S.C. 5402(6)) is amended by
6 striking “on a permanent chassis” and inserting “with or
7 without a permanent chassis”.

8 (b) MANUFACTURED HOME CERTIFICATIONS.—Sec-
9 tion 604 of the National Manufactured Housing Construc-
10 tion and Safety Standards Act of 1974 (42 U.S.C. 5403)
11 is amended by adding at the end the following:

12 “(i) MANUFACTURED HOME CERTIFICATIONS.—

13 “(1) IN GENERAL.—

14 “(A) INITIAL CERTIFICATION.—Subject to
15 subparagraph (B), not later than 1 year after
16 the date of enactment of the Expansion of At-
17 tainable Homeownership Through Manufac-
18 tured Housing Act of 2025, a State shall sub-
19 mit to the Secretary an initial certification that
20 the laws and regulations of the State—

21 “(i) treat a manufactured home, in-
22 cluding a manufactured home without a
23 permanent chassis, in parity with a manu-
24 factured home (as defined and regulated
25 by the State); and

1 “(ii) subject a manufactured home
2 without a permanent chassis to the same
3 laws and regulations of the State as a
4 manufactured home built on a permanent
5 chassis with respect to financing, title, in-
6 surance, manufacture, sale, taxes, trans-
7 portation, installation, and other areas the
8 Secretary determines, after consultation
9 with and approval by the consensus com-
10 mittee, are necessary to give effect to the
11 purpose provided within this section.

12 “(B) EXTENDED DEADLINE.—With re-
13 spect to a State with a legislature that meets
14 biennially, the deadline for the submission of
15 the initial certification required under subpara-
16 graph (A) shall be 2 years after the date of en-
17 actment of the Expansion of Attainable Home-
18 ownership Through Manufactured Housing Act
19 of 2025.

20 “(2) FORM OF CERTIFICATION.—The initial
21 certification required under paragraph (1)(A) shall
22 contain, in a form prescribed by the Secretary, an
23 attestation by an official that the State has taken
24 the steps necessary to ensure the veracity of the cer-

1 tification required under paragraph (1)(A), includ-
2 ing, as necessary, by—

3 “(A) amending the definition of ‘manufac-
4 tured home’ in the laws and regulation of the
5 State; and

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

9 “(3) ANNUAL RECERTIFICATION.—Not later
10 than a date to be determined by the Secretary each
11 year, the State shall submit to the Secretary an ad-
12 ditional certification that—

13 “(A) confirms the accuracy of initial cer-
14 tification submitted under paragraph (1)(A);
15 and

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

21 “(4) LIST.—The Secretary shall publish and
22 maintain in the Federal Register and on the website
23 of the Department of Housing and Urban Develop-
24 ment a list of States that are up-to-date with the

1 submission of initial and subsequent certifications
2 required under this subsection.

3 “(5) PROHIBITION.—

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

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

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

14 “(iii) constructed after the date of en-
15 actment of the Expansion of Attainable
16 Homeownership Through Manufactured
17 Housing Act of 2025.

18 “(B) BUILDING, INSTALLATION, AND
19 SALE.—

20 “(i) IN GENERAL.—If a State does
21 not submit a certification under paragraph
22 (1)(A) or (3) by the date on which those
23 certifications are required to be sub-
24 mitted—

1 “(I) with respect to a State in
2 which the State administers the in-
3 stallation of manufactured homes, the
4 State shall prohibit the manufacture,
5 installation, or sale of a covered man-
6 ufactured home within the State; and

7 “(II) with respect to a State in
8 which the Secretary administers the
9 installation of manufactured homes,
10 the State and the Secretary shall pro-
11 hibit the manufacture, installation, or
12 sale of a covered manufactured home
13 within the State.”.

14 (c) OTHER FEDERAL LAWS REGULATING MANUFAC-
15 TURED HOMES.—The Secretary of Housing and Urban
16 Development shall coordinate with the heads of other Fed-
17 eral agencies to ensure that Federal agencies treat a man-
18 ufactured home (as defined in Federal laws and regula-
19 tions other than section 603 of the National Manufactured
20 Housing Construction and Safety Standards Act of 1974
21 (42 U.S.C. 5402)) in the same manner as a manufactured
22 home (as defined in section National Manufactured Hous-
23 ing Construction and Safety Standards Act of 1974 (42
24 U.S.C. 5402), as amended by this Act).

1 (d) ASSISTANCE TO STATES.—Section 609 of the Na-
2 tional Manufactured Housing Construction and Safety
3 Standards Act of 1974 (42 U.S.C. 5408) is amended—
4 (1) in paragraph (1), by striking “and” at the
5 end;
6 (2) in paragraph (2), by striking the period at
7 the end and inserting “; and”; and
8 (3) by adding at the end the following:
9 “(3) model guidance to support the submission
10 of the certification required under section 604(i).”.