

MEMORANDUM

To: Uniform Manufactured Housing Act Drafting Committee

From: Ann Burkhart

Re: February 2012 Draft Acts

Date: February 13, 2012

For our February meeting, I have prepared two alternative drafts. The first is a new draft of the act that we have been working on since the beginning (the “one track” draft). Based on the comments at our October meeting, the mini-drafting committee meeting last month, and the comments of the Style Committee, the draft is significantly changed. The most significant changes include:

1. A more thorough treatment of changes in a manufactured home’s conversions from personal property to real property to personal property to real property;
2. The provisions concerning manufactured home retailers now apply to sales of new and used homes as a means of bringing title to a home that became personal property again back into the land records;
3. Elimination of the U.C.C. Article 9 fixture priority rules , because the act now clearly provides that title to the home remains distinct from the land on which it is affixed; and
4. A new document called a “manufactured home deed.”

In addition to receiving a clean draft of the one track act, you will receive a marked draft that shows the changes since the October drafting committee meeting. You also will receive a clean two track draft and a marked draft that shows the differences between the one track and two track drafts.

I’m looking forward to seeing you in Chicago!