

UNIFORM MANUFACTURED HOUSING ACT
Issues for April 13-15, 2012 Meeting

1. Does the act preempt fixture law, or can a manufactured home still become real property as a fixture? Section 9 of the draft act.
2. When a home is affixed on land that the homeowner owns, should title to the home remain separate from title to the land? Section 8(c).
3. Under what circumstances can a home on leased land become real property? Section 2(7).
4. Neil Cohen and Ed Smith's proposals for Section 8.
5. The necessity to address taxation. We may not need to address this issue now that conversion to real property is optional, which is the system that currently exists in approximately forty states. Moreover, state tax laws differ so greatly that a uniform rule may be infeasible.
6. Methods to prevent steering of home purchasers to chattel loans. Section 4(b)-(e).