

A MOBILE HOME PARK RESIDENT ACTION SHEET

Produced by the CVOEO Mobile Home Project

294 North Winooski Avenue Burlington, VT 05401

Phone: (802) 660-3455 x204 Fax: (802) 651-4179

Access to Rented Mobile Home Park Lots and Rented Mobile Homes in Parks – Your Right to Privacy

If you live in a mobile home park, and you own your home but rent the lot:

The park owner *MAY NOT* enter your **home** without first seeking your consent.

The park owner may enter your **lot** for the following reasons, and only if he/she gives at least 12 hours advance notice:

- (1) To inspect the premises.
- (2) To make necessary or agreed repairs, alterations or improvements.
- (3) To supply agreed services.
- (4) To exhibit the lot to prospective or actual purchasers, mortgages, tenants, workers or contractors.

The park owner may enter a mobile home **lot** without notice or permission if it is necessary to make repairs to park infrastructure for which access to your lot could not have been foreseen. In such instances, the park owner must, at least, attempt to contact you to let you know he/she needs to enter your **lot**.

The park owner may enter a mobile home **lot** in the park without notice or permission when the park owner reasonably believes that there is a likelihood of imminent injury to any person, damage to property or interruption of utility services.

With the exception of instances in which the park owner believes that there is the likelihood of imminent injury to someone, or damage to property, or interruption of utility services, the mobile home park owner *MAY NOT* enter your mobile **home** under any circumstances without your permission.

If you live in a mobile home park, and you rent the home and the lot:

A landlord is illegally entering your **rented mobile home** if s/he is not complying with the access section of Vermont's Landlord/Tenant law. If you give your landlord permission to enter the **rented mobile home**, then the landlord can enter at any time agreed to. Otherwise, **a landlord can enter your rented mobile home only if:**

S/he reasonably believes there is imminent danger to persons or property:

OR

S/he gives you at least 48 hours notice; **and**

S/he is entering the rented mobile home between 9:00 AM and 9:00 PM; **and**

S/he is entering the property only for one of the following reasons:

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Note: This document is intended to serve as a general guide to mobile home park residents and does not constitute a legal opinion or legal advice regarding any specific situation.

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- a. To inspect the premises;
- b. To make necessary or agreed repairs, alterations, or improvements;
- c. To supply agreed services; or
- d. To exhibit the unit to prospective or actual purchasers, mortgagees, tenants, workers or contractors.

Note: If your landlord IS complying with all of the above provisions of the law, then you cannot deny her/him access to the rented mobile home.

If your landlord is entering a rented mobile home illegally, then you may consider taking one or more of the following steps:

1. Send the landlord a letter referring to the access law and informing her/him that further violation of the law will amount to illegal trespass. (The Mobile Home Project has form letters for this purpose.)
2. Post a "Notice Against Trespass" indicating to the offending landlord that illegal entry without proper notice will constitute an act of illegal trespass. The notice should be mailed to the landlord as well as posted at the rented mobile home. Get a copy to the local police. Contact the police the next time that the landlord enters illegally. The police should take appropriate action.
3. Seek legal representation from an attorney.

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