

2023 Regular Session

HOUSE BILL NO. 385

BY REPRESENTATIVE DEVILLIER

1 AN ACT

2 To amend and reenact R.S. 51:911.22(4), 911.26(B)(1), and 912.23(1)(f) and to enact R.S.
3 51:911.24(I)(4), 911.26(F)(12), and 911.47, relative to manufactured housing; to
4 provide for definitions; to provide for certain licensure and supervision requirements;
5 to provide for terms of office for state manufactured housing commissioners; to
6 provide for the powers and duties of the Louisiana Manufactured Housing
7 Commission; to allow use of manufactured housing by certain persons; to provide
8 guidelines for manufactured housing piers; and to provide for related matters.

9 Be it enacted by the Legislature of Louisiana:

10 Section 1. R.S. 51:911.22(4), 911.26(B)(1), and 912.23(1)(f) are hereby amended
11 and reenacted and R.S. 51:911.24(I)(4), 911.26(F)(12), and 911.47 are hereby enacted to
12 read as follows:

13 §911.22. Definitions

14 As used in this Part, unless the context requires a different definition:

15 * * *

16 (4)(a) "Developer" means any person, group of persons, firm, partnership,
17 corporation, association, company, or legal entity ~~who sells or offers for sale that~~
18 sells, leases, or offers for sale or lease to the public a lot together with the sale of a
19 manufactured home permanently installed and fixed on a foundation on the lot and
20 designed as a single family residence. For purposes of this Part, "developer" ~~shall~~

1 ~~include~~ includes "contractors" and "residential contractors" as defined in R.S.
2 ~~37:2157~~ 37:2150.1.

3 (b) "Developer" shall not include any of the following:

4 (i) An ~~an~~ individual selling his personal residence, ~~or~~.

5 (ii) A a real estate broker or real estate salesman retained by a person to sell
6 a manufactured home together with a lot on which the manufactured home has been
7 installed and fixed on a foundation.

8 (iii) A federally insured financial institution, its subsidiaries, or affiliates.

9 * * *

10 §911.24. License required; qualifications; application; issuance; transfer; criminal
11 history record information

12 * * *

13 I.

14 * * *

15 (4) An unlicensed salesman may work under a properly licensed dealer or
16 developer, only while his license application is pending before the commission, if
17 the managing dealer or developer supervises the unlicensed salesman.

18 * * *

19 §911.26. Louisiana Manufactured Housing Commission

20 * * *

21 B.(1) The term of office of each commissioner shall be coterminous with that
22 of the governor making his appointment, and each commissioner shall serve until his
23 successor is appointed and ~~is~~ qualified. However, the term of office of any member
24 appointed from within a specific Public Service Commission district as provided
25 ~~above~~ in this Paragraph shall automatically expire if that member moves out of such
26 Public Service Commission district. If a commissioner misses more than three
27 meetings in a twelve-month period, the commissioner's term shall be declared
28 vacant. In the event of any vacancy, whether by death, resignation, removal,

1 expiration of term, or otherwise, the vacancy shall be filled for the unexpired portion
2 of the term in the manner in which the original appointment was made.

3 * * *

4 F. The powers and duties of the commission shall include but are not limited
5 to the following:

6 * * *

7 (12) Conducting meetings by remote access.

8 * * *

9 §911.47. Use of model manufactured and modular homes

10 A. Notwithstanding the provisions of R.S. 40:1730.21 et seq. and R.S.
11 40:1730.51 et seq. to the contrary, a licensed dealer or developer shall be allowed to
12 use a manufactured and modular home model to conduct only manufactured and
13 modular home sales-related activity at the location of sales of manufactured and
14 modular homes. Manufactured and modular home sales-related activity includes but
15 is not limited to executing contracts, making copies or phone calls, showing
16 manufactured and modular home models, or engaging in any other sales-related
17 activity.

18 B. The licensed dealer or developer shall also adhere to the following
19 requirements:

20 (1) There shall be no overnight sleeping in the manufactured or modular
21 home.

22 (2) The manufactured or modular home shall be properly installed in
23 accordance with applicable federal and state statutes, rules, regulations, and codes.

24 * * *

25 §912.23. Foundations and piers

26 The following guidelines shall be used when the installation of foundations
27 and piers is not specified in the manufacturer's instructions or when the
28 manufacturer's installation instructions are not available:

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6

(1) Piers:

* * *

(f) Metal or precast support piers shall be installed on a base or footer of a minimum size of four inch by ~~sixteen~~ eight inch by sixteen inch solid concrete or other approved material.

* * *

SPEAKER OF THE HOUSE OF REPRESENTATIVES

PRESIDENT OF THE SENATE

GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: _____