



HOUSE OF REPRESENTATIVES

HB 2304

mobile home parks; tree maintenance

Prime Sponsor: Representative Coleman, LD 16

DP Committee on Commerce

DP Caucus and COW

X House Engrossed

OVERVIEW

HB 2304 establishes guidelines for tenants and landlords of mobile home parks regarding the maintenance of trees existing within a mobile home space.

PROVISIONS

1. Specifies that pre-existing trees within a tenant's mobile home space are part of the maintenance responsibility of the landlord, unless stated otherwise in a written rental agreement executed before January 1, 2017 or on the rental agreement's renewal date, whichever has a later date.
2. States that any rental agreement executed or adopted as of January 1, 2017 must disclose in writing any requirements of new mobile home space tenants to maintain one or more trees.
3. Requires any changes in a tenant's obligation to maintain any trees be subject to a substantial modification of the rental agreement.

CURRENT LAW

[A.R.S. § 33-1434](#) directs landlords to maintain their premises in a manner that abides by city, county, and state health and safety codes and make all repairs to keep the property in fit and habitable condition. Landlords are required to have common areas kept in clean and safe conditions and maintain these areas, such as swimming pools, bathhouses, and recreation halls, but does not directly address tree maintenance in mobile home parks.

Landlords are required to provide the removal of garbage, rubbish, and other waste pertaining to the use of the mobile home space and furnish water, power and sewer outlets. Prospective tenants are given information regarding the aspects of the outlets. Any interruptions in utilities are to be conspicuously posted, with exceptions made for emergencies. No restrictions on choice of a seller of fuel, furnishings, goods, services or mobile homes connected with the rental are implemented by the landlord.