

Manufactured Home Park Registration: Beginning 2020

General Description

NYS Real Property Law (RPL) section 233(v)(2) requires that manufactured home parks (MHP) with three or more homes occupied for year-round living be registered with the Division of Housing and Community Renewal (DHCR).

New York State currently (2020) has approximately 70,294 manufactured home households in nearly 1,944 manufactured home parks.

Part OO of chapter 59 of the Laws of 2019 amended RPL section 233 and Tax Law section 606(eee) by authorizing the Department of Taxation and Finance (Tax Department) to establish an electronic filing system for reporting information by owners and operators of MHPs. Reporting information to the Tax Department satisfies the requirement to provide a registration statement to DHCR. A biannual registration statement must be filed with the Tax Department on or before July 1st and on or before January 1st of each year.

Data Collection Methodology

When the registration period is open, the Department of Taxation and Finance generates a reminder that the registration period is open for each filing period. The Department also generates a correspondence advising users who have not registered during the filing timeframe to complete their registration. DHCR staff work to ensure compliance with the law by following up with park owners and primary contacts, and by reaching out to delinquent registrants by phone and additional correspondence.

There is a biannual registration requirement. The registration periods are June 1st -June 30th, with a due date of July 1st; and December 1st- December 31st, with a due date of January 1st. If the due date falls on a weekend or holiday, the due date is pushed to the next business date.

Statistical and Analytic Issues

The dataset is updated annually on a routine basis to determine compliance with Housing and Community renewal registration requirements as well as assist Office of Real Property Tax Services in dispersing STAR checks to owners of manufactured homes.

Limitations of Data Use

The data will be updated once per year to display manufactured home park information received through the Department of Taxation and Finance's registration application. The data will not be updated to reflect updates made outside the report period.