



STATE OF NEW YORK
EXECUTIVE CHAMBER
ALBANY 12224

VETO # 177

December 28, 2022

TO THE ASSEMBLY:

I am returning herewith, without my approval, the following bill:

Assembly Bill Number 6231, entitled:

“AN ACT to amend the real property law, in relation to manufactured home parks”

NOT APPROVED

This bill would give homeowners within manufactured home parks a right of first refusal any time the owner of the park seeks to sell the park or receives a bona fide purchase offer that the owner intends to either accept or respond to with a counteroffer. Currently, homeowners in manufactured home parks only have a right of first refusal if potential park purchasers certify their intent to convert the park to another use within 60 months of purchase.

I wholeheartedly agree with the bill sponsors that manufactured homes are critical sources of affordable housing and homeownership across New York State. My administration is committed to protecting manufactured home park residents' rights and communities. However, this bill presents concerns for park owners and residents alike.

In particular, the 140-day right of first refusal period that this bill imposes on all sales could create significant uncertainty that may deter buyers or jeopardize their financing. Park owners would have to wait 140 days even if park residents had no intention of making an offer. The waiting period also could harm residents if new ownership is needed to address financial or operational problems at the park, since there is no way to expedite unopposed and beneficial sales. The bill also does not contain an enforcement mechanism to protect manufactured home park residents' rights if owners fail to comply with their obligations.

I have recently discussed possible changes with the legislature, and I would welcome the opportunity to consider a revised bill that balances manufactured home park owners' and residents' interests while providing a robust tool for protecting manufactured home parks as vital affordable communities in the next Legislative session. Given that the legislation fails to strike the necessary balance, I am constrained to veto this bill.

The bill is disapproved.

Ruth Hochul