

# Mobile Home Parks (MHPs)

Town Health Officer Training

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# The Role of the THO in MHPs.

- Towns have jurisdiction to enforce local health and safety codes.
- Towns may report violations to the requisite state authority for enforcement purposes.
- If health code violations, the park can be placed in a form of probation by the THO until violations are corrected.
- THOs can play an important role in managing health issues. CVOEO has already established communication and guidance to THOs related to MHPs.

## Current responsibilities of the owner to MHP tenants:

- A. Electrical Services:** The mobile home lot owner is responsible for installation and maintenance of the electrical service to the main electrical panel in the home.
  
- B. Water Supply:** The mobile home lot owner is responsible for the maintenance of water lines to a point at which the lines surface under the mobile home.
  
- C. Sewage Disposal:** The mobile home lot owner is responsible for the maintenance of the sewage disposal system to the point where it surfaces from the ground to service the mobile home.

## Tenants' rights:

Vermont's mobile home act includes provisions that allow affected tenants to withhold rent until a problem is fixed or to make improvements themselves and deduct the cost from their rent, similar to provisions in the normal landlord tenant law.

**These withholdings are limited to circumstances that endanger the health or safety of the residents.**

# Septic and Water Issues

- **Department of Environmental Conservation**  
**802-654-8980**  
Resources at their site:  
<http://www.anr.state.vt.us/dec/ww/engserv.htm>
- If you are having trouble ask for Gary Kessler, the director of their enforcement program, and identify yourself as a town health officer.

- Deficiencies in drinking water and wastewater systems can be costly to address.
- Data is available at the DEC Drinking Water and Groundwater Protection Division (DWGPD) to assess public water systems.
- The EPA and DWPGD classify a water system as a Public Water System if it serves at least 25 people or 15 service connections for at least 60 days per year.[\[1\]](#)
- MHPs with 15 connections or serving more than 25 people must comply with national regulations unless part of a municipal water system.
- 75 of Vermont's 246 MHPs are regulated public water systems. The remaining parks are either part of a municipal water system or have a small-scale potable water system.

# Resources for Infrastructure Improvement

- CDBG funding
- DWGPD funding
  - Funding priority list set by income level of community
  - Income survey for the park.
  - Up to 30% of total project cost can be obtained with grant funding
- Vermont Rural Water Association
  - Conducts income surveys
  - Offers technical assistance

[1] Vermont Drinking Water and Groundwater Protection Division. July 2012. Annual Report on Public Water System Violations. Accessed from <http://drinkingwater.vt.gov/wqmonitoring/pdf/2011annualreport.pdf#zoom=100> on 3/16/2013.

# Agencies that can help

## Vermont Department of Housing & Community Development (DHCD)

- Shares information and coordinates among state agencies regarding health and safety issues in existing MHPs
- Disseminates information about mobile home park issues on its website: [accd.vermont.gov/strongcommunities](http://accd.vermont.gov/strongcommunities)
- Offers technical assistance, referrals, and information to the public, state and local officials, and others interested in mobile home issues in Vermont.



## Useful DHCD Resources

1. Part III (Mobile Home Park Warranty of Habitability) of the Housing Division Rules.

[http://accd.vermont.gov/strong\\_communities/housing/rules](http://accd.vermont.gov/strong_communities/housing/rules)

2. Rental Housing Health Code applies to rented mobile homes in parks and includes Section IX on rented (private) mobile home lots that are not located in a mobile home park.

[http://accd.vermont.gov/strong\\_communities/housing/housing\\_resources/rental](http://accd.vermont.gov/strong_communities/housing/housing_resources/rental)

**For more information, contact:**

**Arthur Hamlin**

**Housing Program Coordinator**

**Vermont Agency of Commerce and Community Development**

**802-828-3211 or 1-866-933-6249**

**Arthur.hamlin@state.vt.us**

**Website: [www.accd.vermont.gov/strong\\_communities/housing/mobile\\_home\\_parks](http://www.accd.vermont.gov/strong_communities/housing/mobile_home_parks)**

# Champlain Valley Office of Economic Opportunity

CVOEO is a 501c(3) nonprofit that was incorporated in 1965 and is one of five Community Action Agencies in Vermont.

Three programs of CVOEO serve residents statewide:

- Fair Housing Project
- Mobile Home Program
- Vermont Tenants, Inc.

# CVOEO Mobile Home Program

- Provides information and referrals to individual residents with questions on a variety of issues
- Works with groups of mobile home park residents on a number of community-wide
- Provides “A Guide to Your Rights: for Vermont Mobile Home Park Residents” online at [www.cvoeo.org](http://www.cvoeo.org) (click on Housing) or call to request hard copies.

# CVOEO Mobile Home Program

Contact:

Sarah Woodward

[swoodward@cvoeo.org](mailto:swoodward@cvoeo.org)

802.660.3455 x204

255 South Champlain Street

P.O. Box 1603

Burlington, VT 05401

[www.cvoeo.org](http://www.cvoeo.org)

# Above Ground Storage Tanks (ASTs)

## Resources for Anchoring ASTS

- Vermont Waste Management Division
  - Manages the State Petroleum Clean-up Fund[\[1\]](#)
- Vermont Fuel Dealers Association[\[2\]](#) (VFDA)
  - Provides information related to fuel storage and anchoring
- National Fire Protection Association
  - Regulates modifications to propane tanks

- Vermont Public Safety
  - Includes regulations about propane tanks in their 2012 Fire and Building Safety Code. [\[3\]](#)
- Vermont Agency of Natural Resources
  - Manages AST rules
  - VFDA Compliance Bulletin and October 2011 ANR AST Rules are useful resources [\[4\]](#) [\[5\]](#)
- DEC Waste Management and Prevention Division
  - Has grants available for the removal and replacement of fuel storage tanks [\[6\]](#)

# References for AST info

[1] <http://www.leg.state.vt.us/statutes/fullsection.cfm?Title=10&Chapter=059&Section=01941>

[2] [http://www.vermontfuel.com/Contact\\_VFDA.html](http://www.vermontfuel.com/Contact_VFDA.html)

[3] [http://www.vermontfuel.com/vermontfirecode\\_files/2012\\_firecode.pdf](http://www.vermontfuel.com/vermontfirecode_files/2012_firecode.pdf)

[4] <http://www.vermontfuel.com/AST.html>

[5] [http://www.vermontfuel.com/2011\\_Files\\_2\\_files/Adopted%20AST%20Rules%202011.pdf](http://www.vermontfuel.com/2011_Files_2_files/Adopted%20AST%20Rules%202011.pdf)

[6] <http://www.anr.state.vt.us/dec/wastediv/ust/ustgrantapplication.htm>