

2026 Regular Session

SENATE BILL NO. 398

BY SENATOR FOIL

HOUSING. Provides relative to the regulation of manufactured housing. (8/1/26)

AN ACT

To amend and reenact R.S. 37:2155(A) and R.S. 40:1730(18), to enact Part II of Chapter 24 of Title 37 of the Louisiana Revised Statutes of 1950, to be comprised of R.S. 37:2176 through 2176.20, Part II-A of Chapter 24 of Title 37 of the Louisiana Revised Statutes of 1950, to be comprised of R.S. 37: 2177.1 through 2177.10, Part III of Chapter 24 of Title 37 of the Louisiana Revised Statutes of 1950, to be comprised of R.S. 37:2177.21 through 2177.30, and Part IV of Chapter 24 of Title 37 of the Louisiana Revised Statutes of 1950, to be comprised of R.S. 37:2177.51 through 2177.53, and to repeal R.S. 51:911.21 through 911.47 and 912 through 912.53, relative to the Uniform Standards Code for Manufactured and Modular Housing, to provide for the Residential Contractors Subcommittee; to provide relative to factory-built housing; to provide for factory-built housing residential contractors and factory-built housing developers; to provide for warranties; to provide for fees and penalties; to provide for exemptions; to provide for suspension or violations of license; to provide relative to severability; to provide for notices; to provide relative to minimum standards for installation of manufactured and modular homes; to provide for licensure; to provide for enforcement of building codes by

1 municipalities, parishes, and the fire marshal; to provide for definitions; and to
2 provide for related matters.

3 Be it enacted by the Legislature of Louisiana:

4 Section 1. R.S. 37:2155(A) is hereby amended and reenacted and Part II of Chapter
5 24 of Title 37 of the Louisiana Revised Statutes of 1950, comprised of R.S. 37:2176 through
6 2176.20, Part II-A of Chapter 24 of Title 37 of the Louisiana Revised Statutes of 1950,
7 comprised of R.S. 37:2177.1 through 2177.10, Part III of Chapter 24 of Title 37 of the
8 Louisiana Revised Statutes of 1950, comprised of R.S. 37:2177.21 through 2177.30, and Part
9 IV of Chapter 24 of Title 37 of the Louisiana Revised Statutes of 1950, comprised of R.S.
10 37:2177.51 through 2177.53 are hereby are hereby enacted to read as follows:

11 §2155. Residential Contractors Subcommittee; membership; terms; powers; duties

12 A. There is hereby established within the board the Residential Contractors
13 Subcommittee, hereinafter referred to as "residential subcommittee", consisting of
14 ~~five~~ **nine** members who shall be residents of this state and who have been actively
15 engaged in residential contracting for at least five years prior to appointment by the
16 governor. Three members of the residential subcommittee shall be appointed by the
17 governor from a list of not less than ten names submitted by the Louisiana
18 Homebuilders Association as certified by its president and secretary. ~~One member~~
19 ~~of the residential subcommittee shall be from and appointed to represent the first~~
20 ~~congressional district, one member shall be from and appointed to represent the~~
21 ~~second congressional district, one member shall be from and appointed to represent~~
22 ~~the third congressional district, one member shall be from and appointed to represent~~
23 ~~the fourth and fifth congressional districts, and one member shall be from and~~
24 ~~appointed to represent the sixth congressional district.~~ **Three members of the**
25 **residential subcommittee shall be appointed by the governor from a list of not**
26 **less than ten names submitted by the Louisiana Manufactured Housing**
27 **Association as certified by its president and secretary. One member of the**
28 **residential subcommittee shall be appointed by the governor to represent each**
29 **congressional district. Two members shall be appointed by the governor as at-**

1 large members.

2 * * *

3 PART II. FACTORY-BUILT HOUSING

4 §2176. Short title

5 This Part shall be known and may be cited as "Uniform Standards Code
6 for Manufactured and Factory-Built Housing".

7 §2176.1. Definitions

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

9 (1)(a) "Code" for manufactured housing means the National
10 Manufactured Home Construction and Safety Standards Act of 1974, 42 U.S.C.
11 5401 et seq., as amended, and federal regulations promulgated pursuant
12 thereto, along with any construction or installation-related standards adopted
13 by the Residential Subcommittee of the Louisiana State Licensing Board of
14 Contractors.

15 (b) "Code" for modular housing means the International Residential
16 Code as adopted by the Louisiana State Uniform Construction Code Council.

17 (2) "Residential Subcommittee" means the Residential Subcommittee of
18 the Louisiana State Licensing Board of Contractors.

19 (3) "Criminal history record information" means conviction information
20 collected by criminal justice agencies on individuals.

21 (4)(a) "Factory-built housing developer" means any person, group of
22 persons, firm, partnership, corporation, association, company, or legal entity
23 that sells, leases, or offers for sale or lease to the public a lot together with the
24 sale of a manufactured home permanently installed and fixed on a foundation
25 on the lot and designed as a single family residence. For purposes of this Part,
26 "factory-built housing developer" includes "contractors" and "residential
27 contractors" as defined in R.S. 37:2150.1.

28 (b) "Factory-built housing developer" shall not include any of the
29 following:

1 (i) An individual selling his personal residence.

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

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

6 (5) "Extraordinary circumstances" means a federally declared disaster,
7 a gubernatorially declared disaster or emergency, a pandemic, or an illness or
8 emergency medical condition.

9 (6) "Manufactured home" and "manufactured housing" mean a factory-
10 built, residential dwelling unit constructed to standards and codes, as
11 promulgated by the United States Department of Housing and Urban
12 Development (HUD), under the National Manufactured Housing Construction
13 and Safety Standards Act of 1974, 42 U.S.C. 5401 et seq., as amended. Further,
14 the terms "manufactured home" and "manufactured housing" may be used
15 interchangeably and apply to structures bearing the permanently affixed seal
16 of the United States Department of Housing and Urban Development.

17 (7) "Manufacturer" means any person who manufactures manufactured
18 or modular housing.

19 (8) "Mobile home" means a factory-built, residential dwelling unit built
20 to voluntary standards prior to the passage of the National Manufactured
21 Housing Construction and Safety Standards Act of 1974. This term "mobile
22 home" includes and is interchangeable with the term "house trailer", but does
23 not include the term "manufactured home".

24 (9) "Modular home" and "modular housing" mean a factory-built,
25 residential dwelling unit built to the International Residential Code as adopted
26 by the Louisiana State Uniform Construction Code Council.

27 (10) "Person" means a natural person, association, or group of natural
28 persons, partnership, company, corporation, institution, or legal entity.

29 (11) "Factory-built housing residential contractor" means any person

1 who is engaged wholly or in part in the business of buying, selling, distributing,
2 brokering, or exchanging an interest in a manufactured or modular home with
3 the intent to make a profit, monetary gain, or any thing of economic value. Any
4 person who buys, sells, distributes, brokers, or exchanges an interest in more
5 than one such manufactured or modular home in any twelve-month period shall
6 be presumed to be a factory-built housing residential contractor. "Factory-built
7 housing residential contractor" shall not include any of the following:

8 (a) Public officers while performing their official duties.

9 (b) Receivers, trustees, administrators, executors, guardians, or other
10 persons appointed by or acting under the judgment or order of any court.

11 (c) Banks, finance companies, or other loan agencies whose principal
12 place of business is in Louisiana that acquire manufactured housing as an
13 incident to their regular business.

14 (d) A developer, or a contractor licensed as a factory-built housing
15 developer under the provisions of R.S. 37:2176.2, or a real estate broker or real
16 estate salesman retained by a person to sell a manufactured home together with
17 immovable property on which the manufactured home is located.

18 (e) A manufactured housing community or park owner that sells less
19 than three manufactured homes in a twelve-month period, provided the
20 community or park owner has owned and leased the manufactured home being
21 sold for more than one year.

22 (12) "Salesman" means any person employed by a factory-built housing
23 residential contractor or factory-built housing developer for purposes of selling
24 manufactured or modular housing to the public.

25 (13) "Seal" or "label" means the permanently-affixed device or insignia
26 issued by the United States Department of Housing and Urban Development
27 (HUD) or other authority having jurisdiction that is displayed on the exterior
28 of a factory-built manufactured or modular home, certifying that the home is
29 in compliance with the applicable Code.

1 (14) "Transporter" means an individual who transports a manufactured
2 or modular home to a site of installation but does not perform any blocking or
3 anchoring of the home, except a transporter is allowed to put blocks under the
4 hitch on the tongue of the frame.

5 §2176.2. Establishment of Uniform Standards Code

6 All new manufactured or modular homes, as defined in R.S. 37:2176.1,
7 which are sold or offered for sale in this state shall be in compliance with the
8 Code and the requirements of this Part.

9 §2176.3. License required; qualifications; application; issuance; transfer;
10 criminal history record information; bond

11 A.(1) No manufacturer, factory-built housing residential contractor, or
12 salesman within or without this state shall sell or offer for sale in Louisiana any
13 mobile home, modular home, or manufactured housing unless he has obtained
14 a valid manufacturer's, factory-built housing residential contractor's, or
15 salesman's license, whichever is applicable, from the residential subcommittee
16 as provided in this Part.

17 (2) No factory-built housing developer shall sell or offer for sale to the
18 public any manufactured or modular home unless he has obtained a license
19 from the residential subcommittee, as provided in this Part. No employee of a
20 factory-built housing developer shall offer manufactured or modular housing
21 for sale to the general public without first obtaining a salesman license or being
22 a licensed real estate agent.

23 (3) No manufacturer, within or without this state, shall sell, or offer for
24 sale to a person, any manufactured or modular housing for resale to the public
25 unless the person has obtained a valid factory-built housing residential
26 contractor's or factory-built housing developer's license from the residential
27 subcommittee as provided in this Part.

28 (4) A license shall be issued when the requirements of this Part are met
29 as herein provided.

1 (5) The residential subcommittee may, by rule and regulation
2 promulgated in accordance with the Administrative Procedure Act, provide for
3 staggered renewal and collection of the annual license fees imposed under R.S.
4 37:2176.6.

5 (6) No factory-built housing residential contractor or factory-built
6 housing developers shall offer for sale to the public any new manufactured or
7 modular home unless the manufacturer of the home has obtained a valid
8 manufacturer's license.

9 B. Application for a manufacturer's license shall be made upon the form
10 prescribed by the residential subcommittee and shall contain all of the
11 following:

12 (1) The name and address of the applicant.

13 (2) The name and address of each partner if the applicant is a
14 partnership.

15 (3) The names of the principal officers and the state in which
16 incorporated, if the applicant is a corporation.

17 (4) The place or places where the applicant's business is to be conducted.

18 (5) Such other reasonable information as may be required by the
19 residential subcommittee.

20 C.(1) No factory-built housing residential contractor's, factory-built
21 housing developer's, or salesman's license shall be issued to any person who has
22 not attained the age of eighteen years.

23 (2) Each applicant for an original factory-built housing residential
24 contractor license or an original factory-built housing developer's license shall
25 have first served actively for one year as a salesman or shall have purchased an
26 existing factory-built housing residential contractor's business.

27 (3) All retailers and developers are required to have at least one licensed
28 salesman.

29 D. Every application for license shall be verified by the oath or

1 affirmation of the applicant if an individual or if the applicant is a partnership
2 or corporation, by a partner or officer thereof. The applications for licenses
3 shall be in such form and detail as the residential subcommittee shall prescribe,
4 setting forth the following:

5 (1) The name and address of the applicant and the name under which he
6 intends to conduct business.

7 (2) The place or places, including the city or village with the street and
8 street number, if any, where the business is to be conducted.

9 (3) Such other information as the residential subcommittee may require.

10 (4) A list of all directors and officers and shareholders with more than
11 twenty percent interest if said applicant is a corporation or a list of all
12 principals if the applicant is a partnership.

13 E. A license shall be granted only to a person who bears a good
14 reputation for honesty, trustworthiness, integrity, and competence to transact
15 business in such a manner as to safeguard the interest of the public and only
16 after satisfactory proof of such qualifications has been presented to the
17 residential subcommittee. If an applicant for a license is a partnership or a
18 corporation, the qualifications of each member of a partnership or officer of a
19 corporation may be considered by the residential subcommittee in issuing or
20 refusing to issue a license.

21 F. The residential subcommittee may, after giving the applicant notice
22 and opportunity for a hearing as provided for in this Part, refuse to issue a
23 license when it is satisfied that the applicant has done one of the following:

24 (1) Made a false statement of a material fact in his application.

25 (2) Been convicted of forgery, embezzlement, obtaining money under
26 false pretenses, larceny, extortion, conspiracy to defraud, or theft, or has been
27 convicted of a felony or a crime involving moral turpitude in any court of
28 competent jurisdiction.

29 (3) Has no established place of business which is used or will be used for

1 the purpose of selling, displaying, and offering for sale or dealing in
2 manufactured housing.

3 (4) Is violating any provision of this Part.

4 G.(1) Any manufacturer or factory-built housing residential contractor
5 before removing any one or more of his places of business or opening any
6 additional place of business shall apply to the residential subcommittee and
7 obtain a separate license for each place of business to which he intends to move
8 and for each additional place of business and pay the applicable fee, as provided
9 in this Part, for each place of business to which he moves and for each
10 additional place of business.

11 (2) A licensed salesman transferring employment from one factory-built
12 housing residential contractor to another factory-built housing residential
13 contractor shall apply to the residential subcommittee for a transfer of his
14 salesman's license within fifteen days after the date of his transfer of
15 employment and shall pay the applicable fee as provided in this Part. The
16 application for transfer shall be in a form prescribed by the residential
17 subcommittee.

18 H.(1) Except as provided for in Paragraph (2) of this Subsection,
19 beginning January 1, 1983, every license issued under this Part shall be issued
20 annually and shall expire on December thirty-first following the date upon
21 which it was issued. Each license issued shall be renewed annually, and failure
22 to apply for a renewal license by January first of the ensuing license period shall
23 automatically suspend the license until a renewal license is applied for. During
24 the period of suspension, any practice by the licensee under the color of such
25 license shall be deemed a violation of this Part. Applications made during the
26 period of suspension shall require the payment of a fee equal to twice the
27 amount of the license renewal fee as set forth in R.S. 37:2176.6. Failure to obtain
28 renewal license within twelve months after the date of suspension shall
29 automatically revoke such license. Renewal of a factory-built housing residential

1 contractor license shall require such factory-built housing residential contractor
2 to certify that he has maintained a record of providing satisfactory service to
3 consumers.

4 (2) Beginning January 1, 1992, the residential subcommittee may, by rule
5 and regulation promulgated in accordance with the Administrative Procedure
6 Act, provide for staggered renewal and collection of the annual license fees
7 imposed under R.S. 37:2176.6. Any rule and regulation promulgated under the
8 provisions of this Paragraph providing for the staggered issuance and renewal
9 of a license shall require that the license be renewed twelve months after
10 issuance annually, and failure to apply for the renewal license shall
11 automatically suspend the license until a renewal license is applied for. During
12 the period of suspension any practice by the licensee under the color of such
13 license shall be deemed a violation of this Part. Applications made during the
14 period of suspension shall require the payment of a fee equal to twice the
15 amount of the license renewal fee as set forth in R.S. 37:2176.6. Failure to obtain
16 renewal license within twelve months after the date of suspension shall
17 automatically revoke such license. Renewal of a factory-built housing residential
18 contractor's license shall require the factory-built housing residential contractor
19 to certify that he has maintained a record of providing satisfactory service to
20 consumers.

21 I.(1) The residential subcommittee shall have the authority to request
22 and obtain from the Department of Public Safety and Corrections, Bureau of
23 Criminal Identification and Information, hereinafter referred to as the
24 "bureau", criminal history record information as defined in R.S. 37:2176.6 on
25 any person applying for any license which the residential subcommittee is
26 authorized by law to issue and shall pay a fee as specified in R.S. 15:587.

27 (2) The applicant shall submit fingerprints and other identifying
28 information to the residential subcommittee, which shall then submit such
29 information to the bureau, and the bureau shall, upon request of the residential

1 subcommittee and after receipt of the fingerprint card and other identifying
2 information from the residential subcommittee, make available to the
3 residential subcommittee all arrest and conviction information contained in the
4 bureau's criminal history record and identification files which pertain to the
5 applicant.

6 (3) The residential subcommittee shall have the authority to charge and
7 collect from an applicant for any license which the board is authorized to issue,
8 in addition to all other applicable fees and costs, the amount as may be incurred
9 by the residential subcommittee in requesting and obtaining criminal history
10 record information on the applicant.

11 (4) An unlicensed salesman may work under a properly licensed factory-
12 built housing residential contractor or factory-built housing developer, only
13 while his license application is pending before the residential subcommittee, if
14 the managing licensee supervises the unlicensed salesman.

15 J.(1) All factory-built housing residential contractors and factory-built
16 housing developers shall annually take a residential subcommittee-approved
17 continuing education course. The individual required to take the continuing
18 education course is the individual license holder; for corporations, an officer or
19 manager; for partnerships, a partner or manager. The residential subcommittee
20 shall set the educational requirements and approve providers and the course
21 materials for all continuing education classes. The residential subcommittee
22 shall have the authority to suspend these continuing education requirements,
23 for one or more licensees, if the residential subcommittee, in its discretion,
24 determines that the action is warranted due to extraordinary circumstances.

25 (2) All factory-built housing residential contractor's and factory-built
26 housing developers shall provide annually along with the license application a
27 surety bond in the amount of fifty thousand dollars or post a fifty thousand
28 dollar irrevocable letter of credit with the residential subcommittee.

29 (3) Any person applying for an original factory-built housing residential

1 contractors license or an original factory-built housing developer's license after
2 January 1, 2004, shall submit a financial statement prepared by an independent
3 third-party accounting firm evidencing a minimum net worth of two hundred
4 fifty thousand dollars or post a two hundred fifty thousand dollar surety bond,
5 annually until the required net worth is achieved, with the residential
6 subcommittee. Further, each of these persons shall take a class and pass an
7 accompanying test prior to receiving his original license. The residential
8 subcommittee shall develop the class and test. The fee for the factory-built
9 housing residential contractors and factory-built housing developer class and
10 test shall be set by rule and shall not exceed one hundred dollars.

11 K. The residential subcommittee shall require that factory-built housing
12 residential contractors, residential contractors, factory-built housing
13 developers, transporters, and installers show proof of continued and ongoing
14 general liability insurance coverage of at least one hundred thousand dollars.
15 Manufacturers shall be required to show proof of continued and ongoing
16 liability insurance coverage of at least one million dollars.

17 §2176.4. Manufactured home factory-built housing residential contractors
18 manufacturer relationship; warranty work; requirements upon
19 termination; penalty; indemnity

20 A.(1) In the event that a factory-built housing residential contractor
21 ceases to do business with a manufacturer due to any of the following: the
22 manufacturer refuses to honor an agreed upon sales territory; the
23 manufacturer refuses to pay warranty claims within sixty days or perform
24 major warranty work beyond the scope expected of a factory-built housing
25 residential contractor within sixty days; or the manufacturer can no longer
26 deliver the product requested by the factory-built housing residential contractor
27 in a reasonable and timely manner, then after notice thereof to the
28 manufacturer by registered or certified mail return receipt requested within
29 thirty days thereafter, the manufacturer, at a minimum, shall repurchase all

1 new and unused manufactured homes of the current or immediately prior
2 model year and parts on hand that have not been damaged or substantially
3 altered to the prejudice of the manufacturer while in the possession of the
4 factory-built housing residential contractor and all required demonstrators.

5 (2) The manufacturer shall make the required repurchase after the
6 factory-built housing residential contractor terminates his franchise, sales, or
7 any other contractual agreement, and within sixty days of the submission by the
8 factory-built housing residential contractor to the manufacturer, by registered
9 or certified mail return receipt requested, of a final inventory of manufactured
10 homes and parts on hand.

11 (3) Failure to make the repurchase without just cause shall subject the
12 manufacturer to a penalty of one and one-half percent per month or fraction
13 thereof, of the inventory value of returnable manufactured homes and parts,
14 payable to the factory-built housing residential contractor, as long as
15 repurchase is not made.

16 B. Any warranty work performed by a manufactured home factory-built
17 housing residential contractor pursuant to a manufacturer's warranty shall be
18 reimbursed by the manufacturer within sixty days of invoicing for those
19 services at a labor rate equal to but not in excess of the labor rate in effect at
20 that retail dealership at the time that the warranty work is performed. The
21 reimbursement amount shall also include reasonable costs for parts and mileage
22 related to the performance of the warranty work.

23 C. Notwithstanding the terms of any franchise, sales, or other
24 contractual agreement, each manufacturer shall indemnify and hold harmless
25 its factory-built housing residential contractors against any judgment for
26 damages, including but not limited to court costs and reasonable attorney fees
27 of the factory-built housing residential contractor, arising out of complaints,
28 claims, or lawsuits including but not limited to strict liability, negligence,
29 misrepresentation, express or implied warranty, or rescission of sale to the

1 extent that the judgment arises out of alleged defective or negligent
2 manufacture, assembly, or design of manufactured homes, parts, or accessories
3 or other functions of the manufacturer, which are beyond the control of the
4 factory-built housing residential contractor.

5 D. Prior to making a change in the area of responsibility described in the
6 franchise, sales, or any other contractual agreement or sales and service
7 agreement, of a factory-built housing residential contractor, the franchisor or
8 manufacturer shall give the factory-built housing residential contractor no less
9 than sixty days prior written notice, by certified or registered mail.

10 §2176.5. Residential subcommittee

11 A. The powers and duties of the residential subcommittee shall include
12 but are not limited to the following:

13 (1) Licensing of manufacturers, factory-built housing residential
14 contractors, factory-built housing developers, salesmen, transporters, and
15 installers as provided in this Part and Part II of this Chapter.

16 (2) Inspecting a reasonable sample of installations of manufactured and
17 modular homes within this state to ensure compliance with state and federal
18 standards.

19 (3) Working with consumers, manufacturers, factory-built housing
20 residential contractor, factory-built housing developers, salesmen, transporters,
21 and installers to hear complaints and make determinations relating to
22 construction defects, warranty issues, service complaints, and other matters
23 which are not set forth pursuant to 24 CFR Part 3280 and 24 CFR Part 3282.

24 (4) Establishing an alternative dispute resolution process for
25 manufactured and modular home consumers in Louisiana. The residential
26 subcommittee may charge a reasonable fee to defray the cost of establishing the
27 alternative dispute resolution process.

28 (5) Requiring all licensees to maintain their records for a period of three
29 years and to keep their records open to inspection by any authorized employee

1 of the residential subcommittee during reasonable hours.

2 (6) Holding and conducting hearings on any violation of the provisions
3 of this Part or Part II of this Chapter and on the imposition of a civil penalty,
4 fine, suspension, or revocation for any such violation.

5 (7) The ability to issue cease and desist orders, and to subpoena
6 individuals and records as it deems necessary.

7 (8) The ability to take action against any licensee that hires an individual
8 that has been found to be in violation of the law and has a license that is either
9 suspended or revoked.

10 (9) Review and approve continuing education course work, required
11 under this Part or Part II of this Chapter, offered in other states, if the other
12 state allows for reciprocity of Louisiana continuing education course work.

13 (10) The authority to establish a mandatory uniform written
14 transportation and installation contract that is required to be used by all
15 transporters and installers when moving or installing a manufactured or
16 modular home in this state. Transporters and installers shall be required to give
17 their customers a copy of the contract, itemizing all services being provided and
18 the cost associated with those services, prior to beginning work or moving a
19 home. These records shall be maintained for at least three years and shall be
20 made available to the residential subcommittee for inspection. Transporters
21 who are only passing through the state, or are delivering a home from a
22 manufacturer to a licensee of the residential subcommittee, are not required to
23 comply with the provisions of this Paragraph. The residential subcommittee has
24 the authority to promulgate rules and regulations in accordance with the
25 Administrative Procedure Act in order to implement the provisions of this
26 Paragraph.

27 (11) The authority to adopt rules governing the repairs or renovations
28 of manufactured homes.

29 (12) Conducting meetings by remote access.

1 **B. All expenses incurred by the residential subcommittee in carrying out**
2 **the provisions of this Part shall be proper charges against the fund.**

3 **§2176.6. Fees; disposition**

4 **A. The residential subcommittee shall impose and collect the following**
5 **schedule of fees:**

6 **(1) Original manufacturer's license** **\$250.00**

7 **(2) Manufacturer's renewal license** **\$250.00**

8 **(3) Original retailer's license** **\$150.00**

9 **(4) Factory-built housing residential contractor's renewal license** **\$150.00**

10 **(5) Original salesman's license** **\$50.00**

11 **(6) Salesman's renewal license** **\$50.00**

12 **(7) Transfer of salesman's license** **\$5.00**

13 **(8) Factory-built housing residential contractor's branch office license** **\$75.00**

14 **(9) Factory-built housing developer's original or renewal license** **\$150.00**

15 **B. All fees or fines collected under the provisions of this Part or Part II**
16 **of this Chapter shall be collected and received by the executive director of the**
17 **residential subcommittee and, upon receipt, shall be deposited by him into the**
18 **state treasury and, after compliance with the provisions of Article VII, Section**
19 **9(B) of the Constitution of Louisiana, relative to the Bond Security and**
20 **Redemption Fund, shall be credited to the Residential Subcommittee**
21 **Manufactured Housing Fund which is hereby created as a special fund in the**
22 **state treasury. Monies in the Residential Subcommittee Manufactured Housing**
23 **Fund shall be appropriated by the legislature for use solely for the purposes of**
24 **the activities of the residential subcommittee in implementing and enforcing the**
25 **manufactured housing provisions of this Part and Part II of this Chapter.**

26 **§2176.7. Motor vehicle inspection; exception**

27 **The provisions of Chapter 7 of Title 32 of the Louisiana Revised Statutes**
28 **of 1950 relative to inspections shall not apply to manufactured or modular**
29 **housing.**

1 **§2176.8. Serial numbers on manufactured and modular homes**

2 A serial number shall be stamped by the manufacturer on the header
3 plate or front cross member of the frame so that it can be easily read. It may not
4 contain more than fifteen digits. Any multiple units shall contain the same serial
5 number with letters of the alphabet designating that each is a different separate
6 unit. Starting with the letter "A", each unit addition shall be in alphabetical
7 order. The letter shall be stamped at the end of the serial number.

8 **§2176.9. Administration and enforcement of Part; powers of residential**
9 subcommittee; cease and desist orders; applicability of
10 Administrative Procedure Act

11 A.(1) The residential subcommittee is charged with the adoption,
12 administration, and enforcement of manufactured housing construction and
13 safety standards and any other rules and regulations necessary for the
14 administration and enforcement of this Part which are not set forth pursuant
15 to 24 CFR Part 3280 and CFR Part 3282, Subpart I.

16 (2) The residential subcommittee may adopt, pursuant to the
17 Administrative Procedure Act, such rules and regulations as are necessary to
18 enforce the standards promulgated under this Section and any other rules and
19 regulations necessary for the administration and enforcement of this Part.

20 (3) For the performance of duties required under the provisions of this
21 Part, including but not limited to the inspections necessary to administer and
22 enforce the standards, rules, or regulations adopted under this Subsection, the
23 residential subcommittee may adopt fees of not more than fifty dollars per
24 inspection and not more than twenty-five dollars per hour for services
25 performed in conducting the inspections.

26 B. The residential subcommittee may contract for professional services
27 and may hire employees as it deems necessary for the performance of its
28 functions required or authorized by the provisions of this Part, to the extent
29 that funds are available therefor. To the extent practicable, and not inconsistent

1 with civil service requirements, the residential subcommittee may utilize for the
2 administration and enforcement of this Part the services of its assistants,
3 deputies, counsel, officers, and employees whose appointment, contract, or
4 employment is authorized by other laws.

5 C. Except as otherwise provided in this Part, the provisions of Chapter
6 13 of Title 49 of the Louisiana Revised Statutes of 1950 shall apply to the
7 administration and enforcement of this Part.

8 D. Any person who interferes with, obstructs, or hinders the residential
9 subcommittee or its authorized representative in the performance of the duties
10 or exercise of powers, as set forth in the provisions of this Part, shall upon
11 conviction be fined not more than five hundred dollars or imprisoned for not
12 more than six months.

13 E. The residential subcommittee or its authorized representatives may
14 enter any place, establishment, or location where manufactured or modular
15 homes are manufactured, sold, offered for sale, transported, or installed for the
16 purpose of ascertaining whether the requirements of the Code and of this Part
17 and Part II of this Chapter, and the rules and regulations of the residential
18 subcommittee, have been or are being complied with.

19 §2176.10. Agent for service of process

20 Every person licensed by the residential subcommittee domiciled outside
21 of the state of Louisiana, who does not maintain an office or place of business
22 in Louisiana, and who does not have any other agent designated for service of
23 process, shall by his application for a license, appoint the secretary of state of
24 Louisiana as his agent for service of process in an action or proceeding on a
25 cause of action related to the business activity of such license.

26 §2176.11. Suit by residential subcommittee for violations; venue; relief
27 obtainable

28 A. Whenever it appears that a person is violating or is threatening to
29 violate the Code or a provision of this Part, Part II of this Chapter, or any rule

1 or regulation adopted and promulgated by the residential subcommittee in
2 accordance with the Administrative Procedure Act, the residential
3 subcommittee shall bring suit to restrain that person from continuing the
4 violation or from carrying out the threat.

5 B. Venue is permissible in the district court in the parish of the residence
6 of any one of the defendants or in the parish where the violation is alleged to
7 have occurred or is threatened or in the Nineteenth Judicial District Court for
8 the parish of East Baton Rouge.

9 C. In the suit, the residential subcommittee may obtain injunctions,
10 prohibitory and mandatory, including temporary restraining orders and
11 preliminary injunctions, as the facts warrant, including, when appropriate,
12 injunctions restraining a person from moving or disposing of a manufactured
13 home that is subject to the requirements of this Part, Part II of this Chapter, or
14 any rule or regulation adopted and promulgated by the residential
15 subcommittee in accordance with the Administrative Procedure Act, or to
16 restrain a person from engaging in any business for which a license has been or
17 should be issued under this Part or Part II of this Chapter. Any such
18 manufactured home may, in the court's discretion, be ordered impounded or
19 placed under the control of an agent appointed by the court.

20 D. All costs incurred by the residential subcommittee, including
21 reasonable attorney fees, may be borne by the person or licensee who has been
22 enjoined, or found in violation of the provisions of the Code, or any provision
23 of this Part, or Part II of this Chapter, or any rule or regulation adopted and
24 promulgated by the residential subcommittee in accordance with the
25 Administrative Procedure Act.

26 §2176.12. Suit by party in interest upon residential subcommittee's failure to
27 sue

28 If the residential subcommittee fails to bring suit within ten days to
29 restrain a violation as provided in R.S. 37:2176.11, any person in interest

1 adversely affected by the violation who has notified the residential
2 subcommittee, in writing, of the violation or threat thereof and has requested
3 it to sue, may bring suit to prevent any or further violations, in the district court
4 of any parish in which the residential subcommittee could have brought suit. If
5 the court holds that injunctive relief should be granted, the residential
6 subcommittee shall be made a party and shall be substituted for the person who
7 brought the suit and the injunctions shall be issued as if the residential
8 subcommittee had at all times been the complaining party.

9 §2176.13. Hearings to investigate and determine violations; orders prohibiting
10 violations and requiring compliance

11 A. Whenever in the opinion of the residential subcommittee the Code or
12 the requirements of this Part or Part II of this Chapter are being violated, it
13 may conduct hearings to investigate and determine whether the violation has
14 occurred or is occurring and may issue orders prohibiting such violation and
15 requiring compliance with the Code and the provisions of this Part or Part II
16 of this Chapter.

17 B. All costs incurred by the residential subcommittee, including
18 reasonable attorney fees, may be borne by the person or licensee who has been
19 found in violation of the provisions of the Code, or any provision of this Part or
20 Part II of this Chapter, or any rule or regulation adopted and promulgated by
21 the residential subcommittee in accordance with the Administrative Procedure
22 Act.

23 §2176.14. Suspension or revocation of licenses for violation

24 After prior notice and hearing, the residential subcommittee may
25 suspend or revoke the license of any manufactured or modular home licensee
26 licensed pursuant to the provisions of this Part, or Part II of this Chapter for
27 violations of the Code or the manufactured or modular home provisions of this
28 Part or Part II of this Chapter. The notice, hearing, and actions as prescribed
29 in this Section shall be governed by the provisions of Chapter 13 of Title 49 of

1 the Louisiana Revised Statutes of 1950, and particularly R.S. 49:977.3(C)
2 relative to emergency action.

3 §2176.15. Penalties for violations

4 A. Whoever is found guilty of violating the Code or any manufactured
5 or modular housing provision of this Part, Part II of this Chapter, any rule, or
6 any regulation or final order issued thereunder shall be liable to the state of
7 Louisiana through the residential subcommittee for a civil penalty not in excess
8 of two thousand five hundred dollars for each violation. If the residential
9 subcommittee determines a violation was intentional or the violator is a habitual
10 offender, the residential subcommittee may double the civil penalty up to five
11 thousand dollars for each violation. Each violation constitutes a separate
12 violation with respect to each manufactured or modular home, or with respect
13 to each failure or refusal to allow or perform an act required thereby, except
14 that the maximum civil penalty shall not exceed one million dollars for any
15 related series of violations occurring within one year from the date of the first
16 violation.

17 B. Any individual or director, officer, or agent of a corporation who
18 knowingly and willingly violates any provision of the Code or of this Part, Part
19 II of this Chapter, or any applicable rule or regulation issued thereunder in a
20 manner which threatens the health and safety of any purchaser shall be fined
21 not more than one thousand dollars or imprisoned not more than one year, or
22 both.

23 §2176.16. Severability

24 If any provision or item of this Part or the application thereof is held
25 invalid, such invalidity shall not affect other provisions, items, or applications
26 of this Part that can be given effect without the invalid provision, item or
27 application and to this end the provisions of this Part are hereby declared
28 severable.

29 §2176.17. Supremacy of the Part

1 Notwithstanding any provision of law to the contrary, the codes and
2 standards referenced in R.S. 37:2177.1 et seq., and those adopted by the
3 residential subcommittee shall be the only construction and installation
4 standards used for manufactured or modular housing in Louisiana, and these
5 standards shall preempt all local standards as they relate to the construction
6 and installation of manufactured or modular homes in Louisiana.

7 §2176.18. Maintenance of records; reports required

8 Each licensee shall establish and maintain such records, make such
9 reports, and provide such information as the residential subcommittee may
10 reasonably require in order to be able to determine whether such licensee has
11 acted or is acting in compliance with the Code and the manufactured or
12 modular housing provisions of this Part, Part II of this Chapter, or any rule or
13 regulation adopted by the residential subcommittee. Upon request of the
14 residential subcommittee, each licensee shall permit the residential
15 subcommittee or its representative to inspect appropriate books, papers,
16 records, and documents relevant to determining whether the licensee has acted
17 or is acting in compliance with the provisions of this Part, Part II of this
18 Chapter, or any rule, as well as any regulation or order issued thereunder.

19 §2176.19. Down payments, sale of manufactured housing

20 It is unlawful for a factory-built housing residential contractor or
21 factory-built housing developer to set forth in any retail installment sales
22 contract, chattel mortgage, or security agreement any down payment unless all
23 of the down payment has actually been received by the factory-built housing
24 residential contractor, or factory-built housing developer at the time of
25 execution of such document. If any part of the down payment is represented by
26 a loan, trade-in, or any consideration other than cash, this fact shall be
27 expressly set forth on the retail installment sales contract, chattel mortgage, or
28 security agreement. No amount of the cash down payment shall be from any
29 rebate or other consideration received by or to be given to the consumer from

1 the factory-built housing residential contractor or factory-built housing
2 developer, or his respective agent.

3 §2176.20. Use of model manufactured and modular homes

4 A. Notwithstanding the provisions of R.S. 40:1730.21 et seq., and 1730.51
5 et seq., to the contrary, a licensed factory-built housing residential contractor
6 or factory built housing developer shall be allowed to use a manufactured and
7 modular home model to conduct only manufactured and modular home sales-
8 related activity at the location of sales of manufactured and modular homes.
9 Manufactured and modular home sales-related activity includes but is not
10 limited to executing contracts, making copies or phone calls, showing
11 manufactured and modular home models, or engaging in any other sales-related
12 activity.

13 B. The licensed factory-built housing residential contractor or factory-
14 built housing developer shall also adhere to the following requirements:

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

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

20 PART II-A NEW MANUFACTURED AND MODULAR HOME WARRANTIES

21 §2177.1. Purpose

22 The legislature finds a need to promote commerce in Louisiana by
23 providing clear, concise, and mandatory warranties for the purchasers and
24 occupants of new manufactured and modular homes in Louisiana and by
25 providing for the use of homeowners' insurance as additional protection for the
26 public against defects in the construction of new manufactured and modular
27 homes. This need can be met by providing a warranty for a new manufactured
28 or modular home purchaser defining the responsibility of the builders to that
29 purchaser and subsequent purchasers during the warranty periods provided

1 herein. The warranty, which is mandatory in most cases, shall promote
2 uniformity of defined building standards. Additionally, all provisions of this
3 Part shall apply to any defect, although there is no building standard directly
4 regulating the defective workmanship or materials.

5 §2177.2. Short title

6 This Part shall be known and may be cited as the "New Manufactured
7 and Modular Home Warranty Act".

8 §2177.3. Definitions

9 For purposes of this Part, the following words, phrases, and terms are
10 defined and construed as follows:

11 (1) "Builder" means the factory-built housing residential contractor who
12 sold the home, the manufacturer who constructed the home or any section of the
13 home if it is a multi-section home, the installer who installed the home, any
14 person or entity that designed, manufactured, or constructed the home, whether
15 or not the consumer purchased the underlying real estate with the home or the
16 builder initially occupied the home as his residence, or any person or entity
17 licensed by the residential subcommittee.

18 (2)(a) "Building standards" for manufactured housing means the
19 National Manufactured Home Construction and Safety Standards Act of 1974,
20 42 U.S.C. 5401 et seq., as amended, and federal regulations promulgated
21 pursuant thereto, along with any construction or installation-related standards
22 adopted by the Louisiana Manufactured Housing Commission or its successor
23 the residential subcommittee, together with any additional performance
24 standards, if any, which the builder may undertake to be in compliance.

25 (b) "Building standards" for modular housing means the International
26 Residential Code as adopted by the Louisiana State Uniform Construction Code
27 Council.

28 (3) "Residential subcommittee" means the Residential Subcommittee of
29 the Louisiana State Licensing Board of Contractors.

1 **(4) "Home" means a manufactured home or modular home as defined**
2 **in this Section.**

3 **(5) "Initial purchaser" means any person for whom a home is built or**
4 **the first person to whom a home is sold upon completion of construction.**

5 **(6) "Major structural defect" means any actual physical damage to the**
6 **following designated, load-bearing portions of a home caused by failure of the**
7 **load-bearing portions which affects their load-bearing functions to the extent**
8 **the home becomes unsafe, unsanitary, or is otherwise unlivable:**

9 **(a) Foundation systems and footings.**

10 **(b) Beams.**

11 **(c) Girders.**

12 **(d) Lintels.**

13 **(e) Columns.**

14 **(f) Walls and partitions.**

15 **(g) Floor systems.**

16 **(h) Roof framing systems.**

17 **(7) "Manufactured home" or "manufactured housing" means a**
18 **factory-built, residential dwelling unit constructed to standards and codes, as**
19 **promulgated by the United States Department of Housing and Urban**
20 **Development, under the National Manufactured Housing Construction and**
21 **Safety Standards Act of 1974, 42 U.S.C. 5401 et seq., as amended. Further, the**
22 **terms "manufactured home" and "manufactured housing" may be used**
23 **interchangeably and apply to structures bearing the permanently affixed seal**
24 **of the United States Department of Housing and Urban Development.**

25 **(8) "Modular home" means a factory-built, residential dwelling unit**
26 **built to the International Residential Code as adopted by the Louisiana State**
27 **Uniform Construction Code Council.**

28 **(9) "Owner" means the initial purchaser of a home and any of his**
29 **successors in title, heirs, invitees, or assigns to a home during the time the**

1 warranties provided under this Part are in effect.

2 (10) "Warranty commencement date" means the date that legal title to
3 a home is conveyed to its initial purchaser or the date the home is first occupied,
4 whichever occurs first.

5 §2177.4. Warranties; exclusions

6 A. Subject to the exclusions provided in Subsection B of this Section,
7 every builder warrants the following to the owner:

8 (1) One year following the warranty commencement date, the home will
9 be free from any defect due to noncompliance with the building standards or
10 due to other defects in materials or workmanship not regulated by building
11 standards.

12 (2) Two years following the warranty commencement date, the
13 plumbing, electrical, heating, cooling, and ventilating systems exclusive of any
14 appliance, fixture, and equipment will be free from any defect due to
15 noncompliance with the building standards or due to other defects in materials
16 or workmanship not regulated by building standards.

17 (3) Five years following the warranty commencement date, the home will
18 be free from major structural defects due to noncompliance with the building
19 standards or due to other defects in materials or workmanship not regulated by
20 building standards.

21 B. Unless the parties otherwise agree in writing, the builder's warranty
22 shall exclude the following items:

23 (1) Fences, landscaping, including but not limited to sodding, seeding,
24 shrubs, existing and new trees, and plantings, as well as off-site improvements,
25 all driveways and walkways, or any other improvement not a part of the home
26 itself.

27 (2) After the first year, the concrete floor of a basement and the concrete
28 floor of an attached or unattached garage that is built separate from a
29 foundation wall or other structural element of the home.

1 **(3) Damage to real property which is not part of the home covered by the**
2 **warranty and which is not included in the purchase price of the home.**

3 **(4) Any damage to the extent it is caused or made worse by any of the**
4 **following:**

5 **(a) Negligence, improper maintenance, neglect, or improper operation**
6 **by anyone other than the builder or any employee, agent, or subcontractor of**
7 **the builder.**

8 **(b) Failure by anyone other than the builder or any employee, agent, or**
9 **subcontractor of the builder to comply with the warranty requirements of**
10 **manufacturers of appliances, equipment, or fixtures.**

11 **(c) Failure by the owner to give written notice by registered or certified**
12 **mail to the residential subcommittee of any defect within the time set forth in**
13 **this Section; however, the provisions of this Subparagraph shall not be**
14 **construed to change either the warranty periods enumerated in Subsection A**
15 **of this Section or the notice requirements provided by this Section.**

16 **(d) Any change of the grading of the ground by anyone other than the**
17 **builder, or any employee, agent, or subcontractor of the builder.**

18 **(e) Any change, alteration, or addition made to the home by anyone after**
19 **the initial occupancy by the owner, except any change, alteration, or addition**
20 **performed by the builder or any employee, agent, or subcontractor of the**
21 **builder.**

22 **(f) Dampness, condensation, or other damage due to the failure of the**
23 **owner to maintain adequate ventilation or drainage.**

24 **(5) Any loss or damage which the owner has not taken timely action to**
25 **minimize.**

26 **(6) Any defect in, or any defect caused by, materials or work supplied by**
27 **anyone other than the builder or any employee, agent, or subcontractor of the**
28 **builder.**

29 **(7) Normal wear and tear or normal deterioration.**

1 (8) Loss or damage which does not constitute a defect in the construction
2 of the home by the builder or any employee, agent, or subcontractor of the
3 builder.

4 (9) Loss or damage resulting from war, accident, riot and civil
5 commotion, water escape, falling objects, aircraft, vehicles, acts of God,
6 lightning, windstorm, hail, flood, mudslide, earthquake, volcanic eruption,
7 wind-driven water, and changes in the level of the underground water table
8 which are not reasonably foreseeable.

9 (10) Any damage caused by soil movement which is covered by other
10 insurance.

11 (11) Insect damage.

12 (12) Any loss or damage which arises while the home is being used
13 primarily for a nonresidential purpose.

14 (13) Any condition which does not result in actual physical damage to the
15 home.

16 (14) Bodily injury or damage to personal property.

17 (15) Any cost of shelter, transportation, food, moving, storage, or other
18 incidental expense related to relocation during repair.

19 (16) Any defect not reported in writing by registered or certified mail to
20 the residential subcommittee or insurance company, as appropriate, prior to the
21 expiration of the period specified in Subsection A of this Section for such defect
22 plus thirty days.

23 (17) Consequential damages.

24 (18) Any loss or damage to a home caused by soil conditions or soil
25 movement if the home is constructed on land owned by the initial purchaser and
26 the builder obtains a written waiver from the initial purchaser for any loss or
27 damage caused by soil conditions or soil movement.

28 (19) Mold and mold damage.

29 C. The provisions of Subsection A of this Section establish minimum

1 required warranties and shall not be waived by the owner or reduced by the
2 builder provided the home is a single- or multiple-family dwelling to be
3 occupied by an owner as his home.

4 §2177.5. Required notice

5 A. Before undertaking any repair himself or instituting any action for
6 breach of warranty, the owner shall give the residential subcommittee written
7 notice on each individual home that is defective by filling out the consumer
8 complaint form provided by the residential subcommittee and submitting it by
9 registered or certified mail within one year after knowledge of the defect,
10 advising the residential subcommittee of all defects in the individual home. The
11 residential subcommittee shall then have the individual home inspected and a
12 determination made on all defects listed by the owner. Thereafter, the
13 residential subcommittee shall give the appropriate builder a reasonable
14 opportunity to comply with the provisions of this Part. Once the repairs are
15 made, the residential subcommittee shall have the home reinspected to
16 determine if the repairs have been made in compliance with the building
17 standards.

18 B. The factory-built housing residential contractor or developer licensee
19 shall give the owner written notice of the requirements of this Part at the time
20 of the closing between the factory-built housing residential contractor or
21 developer and the owner, or if there is no such closing, at the time of the
22 execution of the purchase agreement between the factory-built housing
23 residential contractor or developer and the owner. The residential
24 subcommittee shall adopt and promulgate rules and regulations in accordance
25 with the Administrative Procedure Act to implement the provisions of this
26 Subsection.

27 §2177.6. Peremption

28 Any action to enforce any warranty provided in this Part shall be subject
29 to a preemptive period of thirty days after the expiration of the appropriate

1 time period provided in R.S. 37:2177.4.

2 §2177.7. Insurance

3 All or part of the builder's obligation under any warranty required in
4 this Part may be insured by the builder for the benefit of the purchaser through
5 an insurance company authorized to transact business in this state.

6 §2177.8. Transfer of warranty and insurance

7 Any warranty imposed pursuant to this Part and any insurance benefit
8 shall automatically transfer without charge to a subsequent owner who acquires
9 title to the home. Any transfer of the home shall not extend the duration of any
10 warranty or insurance coverage.

11 §2177.9. Violations; limitations

12 A. If a builder violates this Part by failing to perform as required by the
13 warranties provided in this Part, any affected owner shall have a cause of action
14 against the builder for actual damages, including attorney fees and court costs,
15 arising out of the violation. The damages with respect to a single defect shall not
16 exceed the reasonable cost of repair or replacement necessary to cure the defect,
17 and damages with respect to all defects in the home shall not exceed the original
18 purchase price of the home.

19 B. The parties may provide for the arbitration of any claim in dispute.
20 Any arbitration shall comply with and may be binding only to the extent
21 provided for in R.S. 9:4201 et seq.

22 §2177.10. Exclusiveness

23 This Part provides the exclusive remedies, warranties, and preemptive
24 periods as between the builders and owner relative to the construction of homes
25 as defined in this Part, and no other provisions of law relative to warranties and
26 redhibitory vices and defects shall apply. Nothing herein shall be construed as
27 affecting or limiting any warranty of title to land or improvements.

28 PART III. MINIMUM STANDARDS FOR INSTALLATION

29 OF MANUFACTURED AND MODULAR HOMES AND

TRANSPORTATION REQUIREMENTS§2177.21. Definitions

For the purposes of this Part, the following words have the following meanings:

(1) "Extraordinary circumstances" means a federally declared disaster, a gubernatorially declared disaster or emergency, a pandemic, or an illness or emergency medical condition.

(2) "Frame tie" or "tie down" means any device approved and used for the purpose of securing manufactured or modular homes to ground anchors in order to resist wind forces.

(3) "Ground anchor" means any device approved and used for the purpose of securing manufactured or modular homes to the ground in order to resist wind forces.

(4) "Ground level" means an anchor has been fully installed so the head is at the surface of the soil.

(5) "Installation permit" means a permit issued by the residential subcommittee to a licensed installer or the homeowner who shall certify that the home is in compliance with this Part.

(6) "Installation permit sticker" means a sticker issued by the residential subcommittee, along with an installation permit, which is to be affixed to the home to signify that the home is in compliance with this Part.

(7) "Installer" means a person licensed by the residential subcommittee to install a manufactured or modular home.

(8) "Manufactured home" or "manufactured housing" means a factory-built, residential dwelling unit constructed to standards and codes, as promulgated by the United States Department of Housing and Urban Development (HUD), under the National Manufactured Home Construction and Safety Standards Act of 1974, 42 U.S.C. 5401, et seq., as amended.

Notwithstanding any law to the contrary, the terms "manufactured home" and

1 "manufactured housing" may be used interchangeably and apply only to
2 structures bearing the permanently affixed seal of the United States Department
3 of Housing and Urban Development.

4 (9) "Mobile home" means a factory-built, residential dwelling unit built
5 to voluntary standards prior to passage of the National Manufactured Housing
6 Construction and Safety Standards Act of 1974.

7 (10) "Modular home" and "modular housing" mean a factory-built,
8 residential dwelling unit built to the International Residential Code as adopted
9 by the Louisiana State Uniform Construction Code Council.

10 (11) "Over-roof tie" means a certain device approved by the
11 manufactured homes manufacturer and used for the purpose of securing the
12 manufactured homes systems to ground anchors in order to resist wind forces.
13 Ties may be installed only under roof material.

14 (12) "Setup" or "installation" means the operations performed at the
15 occupancy site which render manufactured and modular homes fit for
16 habitation. Such operations include but are not limited to positioning, blocking,
17 leveling, supporting, tying down, making minor adjustments and trim out, and
18 assembling multiple or expandable units in the final construction process.

19 (13) "Stabilizer device" means an approved device or method that is
20 used to resist lateral movement of manufactured homes and anchors.

21 (14) "Transporter" means an individual who transports a manufactured
22 or modular home to the site of installation but does not perform any blocking
23 or anchoring of the home, except a transporter is allowed to put blocks under
24 the hitch on the tongue of the frame.

25 §2177.22. Installation standards for manufactured and modular homes

26 All manufactured and modular homes shall be installed to meet the
27 following standards, unless otherwise specified in this Part:

28 (1) Installation standards for the setup of new manufactured homes shall
29 be in compliance with the manufacturer's installation instructions. Installation

1 for the setup of new or used modular homes shall be in compliance with the
2 International Residential Code enforced by the local authority having
3 jurisdiction.

4 (2) Installation standards for the setup of used manufactured homes shall
5 be in compliance with the manufacturer's installation instructions, if available.
6 In the absence of the manufacturer's installation instructions, used
7 manufactured homes shall comply with the provisions of this Part.

8 (3) All anchors, piers, and tie-down components used in the installation
9 of manufactured homes shall be tested and meet the minimum industry
10 standards. Installation of such anchors and components shall be in accordance
11 with the manufacturer's instructions.

12 (4) As to site preparation, the under-home grade, or ground, shall be
13 cleaned of all vegetation and organic material, such as stumps, roots, etc., except
14 grass not exceeding three inches in height. The area beneath and around the
15 home shall be crowned, sloped or properly drained so that water will not flow
16 or accumulate under the home. All grass and organic material shall be removed
17 and the pier foundation placed on stable soil or compacted fill. When the soil
18 compaction or soil-bearing capacity is not known, the local building authority
19 in the locale may be consulted or a reading by the use of a pocket penetrometer
20 may be obtained. The bottom of the footer or footers shall be placed on stable
21 soil. The pier foundation shall be a minimum of three and one-half inches by
22 sixteen inches by sixteen inches solid concrete pad or equivalent, precast or
23 poured in place, or approved material by the regulatory agency. The regulatory
24 agency, or its duly authorized representatives, shall cause products to be
25 analyzed or tested to require that the pier foundation products have a deflection
26 of not more than three-eighths inch under design load. Such testing may be
27 conducted by an independent third party qualified and approved by the agency.
28 Previous testing data submitted in other jurisdictions may be considered by the
29 agency. Where the manufacturer's specifications have additional requirements

1 other than the above, the more stringent shall apply. The landowner shall be
2 responsible for proper site preparation in accordance with this Paragraph.

3 (5) All manufactured homes shall be anchored with an approved anchor
4 system. All auger systems shall be installed to a minimum depth of thirty inches,
5 or two and one-half feet, in undisturbed or compacted soil. Piers are to be
6 installed off center of the anchors so as not to interfere with the proper
7 alignment of the strapping. Anchors may be installed in predrilled holes,
8 provided the anchor penetrates a minimum of two feet into undisturbed soil
9 beyond the predrilled hole. When the anchor manufacturer's installation
10 instructions permit, the hole is then backfilled with soil compacted in layers not
11 exceeding six inches. For manufactured homes produced after July 13, 1994, the
12 installer shall refer to the manufacturer's setup manual for the ultimate load
13 requirements for anchors at the different tie points on the manufactured home.
14 For used manufactured homes when the manufacturer's setup manual is not
15 available, all anchor points at side walls, shear walls, end walls, centerline, and
16 other points as identified by the manufacturer, shall be certified for an ultimate
17 load of four thousand seven hundred twenty-five pounds. Anchors are required
18 one at each end of shear walls; one on each end of each I-beam; one frame tie
19 at each vertical tie point; one in each end of each marriage wall, centerline; and
20 on each ridge beam support post.

21 (6) Frame tie ground anchors shall have approved stabilizing devices
22 installed on the inside, in the direction of pull, with the top of the stabilizing
23 plate driven flush with the soil unless otherwise specified by the manufacturer's
24 guidelines.

25 (7) Piers or load-bearing supports or devices shall be installed and
26 constructed to evenly distribute the loads. Steel piers with mechanical
27 adjustments shall be securely attached to the frame of all manufactured homes.
28 Manufactured load-bearing supports or devices shall be listed and approved for
29 the use intended, or piers shall be constructed as outlined in this Part. Concrete

1 products shall comply with the minimum dimensional and structural
2 requirements for load-bearing. Solid and cell concrete blocks shall be to the
3 standard specification for load-bearing concrete masonry units, ASTM C-90,
4 1993 Edition. Poured concrete shall be a minimum of FCL = 2500 PSI. All
5 plastic products shall be conditioned at ASTM D 618-61, reapproved 1990,
6 standard practice for conditioning plastics and electrical insulating materials
7 for testing. Plastics shall be tested to the ASTM D 790-92 standard test methods
8 for flexural properties or unreinforced and reinforced plastics and electrical
9 insulating materials, ASTM D 732-85 standard test method for shear strength
10 or plastics by punch tool, and ASTM G 53-88 standard practice for operating
11 light and water exposure apparatus for exposure of nonmetallic materials.

12 (8)(a) In flood-prone areas, the foundation shall comply with the
13 requirements set forth in the manual, Manufactured Home Installation In Flood
14 Hazard Areas, published by the Federal Emergency Management Agency
15 (FEMA). Nothing in this Paragraph shall be construed to prohibit state or local
16 jurisdictions from adopting more stringent elevation or freeboard requirements
17 than those contained in the FEMA manual, consistent with Subparagraph (b)
18 of this Paragraph.

19 (b) For all manufactured and modular home installations in this state,
20 the state and political subdivisions may adopt laws, rules, ordinances, building
21 codes, or other measures to regulate installations that include additional
22 freeboard requirements beyond the minimum standards adopted by the
23 National Flood Insurance Program, 42 U.S.C. 4011 et seq., in order to
24 incentivize going above the minimum floodplain management standards.
25 Freeboard requirements shall be uniformly applied based on the Base Flood
26 Elevation established in the currently adopted Flood Insurance Rate Map for
27 the jurisdiction and shall not vary based on alternative or superseded mapping
28 sources.

29 (c) All applications submitted to and permits issued by a jurisdiction's

1 permit office shall include the Base Flood Elevation at the permitted site and the
2 required finished floor elevation, including any applicable freeboard.

3 (9) The marriage line on all multisectional homes shall be sealed with
4 industry-approved materials at the ceiling line, the floor line, and the end walls
5 to restrict any air infiltration into the home.

6 §2177.23. Foundations and piers

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

10 (1) Piers:

11 (a) Piers shall be centered under the I-beam and installed as provided by
12 rules promulgated by the residential subcommittee. The first pier shall be
13 within two feet of either end of the home. The pier foundation shall be a
14 minimum of three and one-half inches by sixteen inches by sixteen inches solid
15 concrete pad precast or poured in place, or other pad meeting the 2,500 PSI
16 rating, or other approved material.

17 (b) Piers may be constructed of regular eight inches by eight inches by
18 sixteen inches concrete blocks, open cells, solid (minimum eight inches by ten
19 inches top), centered on the footing or foundation. A one inch or two inch by
20 eight inch by sixteen inch treated or hardwood plate, or other approved
21 material shall completely cover the top of the pier with shims, one-fourth inch
22 minimum and one and one-half inch maximum, centered and driven tight from
23 both sides of the I-beam between the wood plate or cap and the main frame.
24 Single-tiered block piers shall be installed perpendicular to the main I-beam.
25 However, when a pier has been capped with at least a four inch (three and one-
26 half inch) solid concrete block or other approved material, one- fourth inch of
27 wood stock or wood shims shall be installed between the pier and steel I-beam.

28 (c) Center line piers shall be located at each end of center line and shall
29 be located on each end of the opening within six inches of jamb studs or ridge

1 beam posts where openings four feet wide or greater occur. Any openings four
2 feet or larger in the exterior sidewall or marriage wall shall require blocking at
3 each end of the opening with four inch by sixteen inch by sixteen inch pads.
4 Piers shall also be installed on each side of any perimeter door or fireplace. Bay
5 windows or any opening forty-eight inches or more shall require blocking at
6 each end. Fourteen feet or wider units with an I-beam spread of less than
7 eighty-two inches and twelve feet wide units with an I-beam spread of less than
8 seventy-five and one-half inches shall have perimeter blocking installed at a
9 minimum of eight foot on center. Piers shall not be required under the clear,
10 open, spans between ridge beam posts.

11 (d) All piers over thirty-six inches and corners over twenty-four inches
12 in height shall be double tiered with blocks interlocked and capped with two
13 four inch by eight inch by sixteen inch solid concrete blocks side by side and
14 perpendicular to the I-beam, or other approved material and cushioned with
15 wood shims or treated plate. Pier height is measured from the top of the footer
16 or foundation to the top of the cement block stack, including four inch cap
17 blocks.

18 (e) All piers over fifty-two inches shall be designed by an architect or
19 engineer.

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

23 (g) Metal or precast support piers shall be restricted to a maximum two
24 inch locking mechanical height adjustment and shall be restricted to a
25 maximum height of not more than twenty-four inches measured from the
26 ground base or footer. This twenty-four inch maximum shall not include the two
27 inch mechanical extension or adjustment. However, center line or perimeter
28 supports are permitted to exceed the twenty-four inch maximum.

29 (h) The minimum distance between the finished grade under the

1 manufactured home and the bottom of the I-beam shall be twelve inches.

2 (2) Foundations:

3 (a) Concrete, precast, sand and gravel pads or foundations shall be a
4 minimum of two thousand five hundred pounds per square inch (PSI).

5 (b) Plastic pads or foundations shall be tested in the lower fifty percent
6 of each soil class. (1,000-1,500 PSF soil type).

7 §2177.24. Installation standards for anchors and tie-downs

8 The following specifications are standards set for used manufactured
9 homes when manufacturer's installation instructions and specifications are not
10 available:

11 (1) Anchors:

12 (a) All auger anchors shall be a minimum of thirty inches in height.

13 (b) All anchors shall be tested to an ultimate load of four thousand seven
14 hundred twenty-five pounds.

15 (2) Frame ties:

16 (a) Used units where the manufacturer's specifications are not available
17 shall be anchored every ten feet in Zone I, eight feet in Zone II, and six feet in
18 Zone III, with anchors placed within two feet of each end.

19 (b) Frame ties shall make at least one complete wrap around the chassis
20 or frame and shall be looped from the top of the I-beam to the anchor. However,
21 some frame tie straps may have to extend from the bottom of the I-beam or the
22 I-beam on the opposite side to assure the proper angle due to the height of the
23 home.

24 (c) Each frame tie shall be installed to the component manufacturer's
25 instructions.

26 (d) All frame ties shall be secured to one of the main steel I-beams that
27 run the length of the home.

28 (3) Marriage wall or centerline ridge beam column ties, shear wall ties,
29 and frames ties:

1 **(a) Multiple section homes are to be secured at the centerline with straps**
2 **or cables to the specifications in the manufacturer's manual or at the locations**
3 **designated on the home.**

4 **(b) Used multiple section homes shall have anchors installed at all**
5 **factory-installed anchor strap connections, including ridge beam column straps,**
6 **shear wall straps or attachments, or other locations designated by the**
7 **manufacturer.**

8 **(4) Multiple section homes shall be mechanically fastened every twenty-**
9 **four inches at the bottom, end walls, and roof. A minimum thirty-gauge, eight-**
10 **inch-wide, galvanized strip shall be centered over the peak and fastened with**
11 **galvanized roofing nails at two inches on center at both sides of center line.**

12 **§2177.25. Installation standards for used manufactured homes in hurricane**
13 **zones**

14 **When the manufacturer's printed setup requirements are not available**
15 **for the applicable wind zone, the following guidelines are to be used:**

16 **(1) All anchors shall be listed for four thousand seven hundred twenty-**
17 **five pounds ultimate load.**

18 **(2) Longitudinal ties only are required at each end of each unit. The**
19 **minimum number of ties at a minimum angle of forty-five degrees from vertical**
20 **is three each for Zone II and four each for Zone III.**

21 **(3) All designated tie points on the perimeter side walls shall be equipped**
22 **with vertical and diagonal ties with stabilizer devices. When tie points are not**
23 **designated on the side walls, diagonal ties with stabilizer devices shall be spaced**
24 **a maximum of ten feet for Zone I, eight feet for Zone II, and six feet six inches**
25 **for Zone III.**

26 **(4) Anchors and support piers shall be installed at the center line of each**
27 **opening over five feet. Support piers shall be installed on each end of the**
28 **marriage wall and at other locations that may be identified on the marriage**
29 **wall.**

1 **(5) Shear wall interior partition wall which attaches to the side wall and**
2 **is thirty-six inches or longer shall have vertical ties and support piers installed**
3 **at each end.**

4 **(6) All foundations and piers shall comply with the requirements of this**
5 **Part.**

6 **(7) Multiple section homes shall be mechanically fastened every twenty-**
7 **four inches at the bottom, end walls, and roof.**

8 **(8) A minimum thirty gauge, eight inch wide, galvanized strip shall be**
9 **centered over the peak and fastened with galvanized roofing nails at two inches**
10 **on center at both sides of center line.**

11 **§2177.26. Local installation standards preempted**

12 **The manufactured and modular home installation standards provided**
13 **for in this Part shall preempt all local installation standards.**

14 **§2177.27. Licensure of installers and transporters; adoption of rules;**
15 **compliance with installation instructions; disposition of fees;**
16 **continuing education; bond**

17 **A.(1) The residential subcommittee shall, by rule adopted in accordance**
18 **with the Administrative Procedure Act, provide for the licensure of installers**
19 **and transporters of manufactured and modular homes and the implementation**
20 **and collection of an annual license fee and an installation permit sticker fee. The**
21 **installer's and transporter's license fee shall be one hundred twenty-five dollars**
22 **per license, and the installation permit sticker fee shall be twenty dollars.**
23 **Further, a licensed installer shall be allowed to perform the functions of a**
24 **transporter without having to obtain that license.**

25 **(2) After January 1, 2004, prior to receiving an original license, installers**
26 **shall attend a certification course offered by the residential subcommittee or a**
27 **residential subcommittee-approved provider and pass an accompanying test.**
28 **The fee for any course offered by the residential subcommittee shall be set by**
29 **rule and shall not exceed one hundred dollars.**

1 **(3) Installers shall be required to take one continuing education course**
2 **per year. The individual required to take the continuing education course is the**
3 **individual license holder. For corporations, an officer or manager of the**
4 **corporation shall take the course. For partnerships, a partner shall take the**
5 **course. The residential subcommittee shall set the educational requirements and**
6 **approve educational course providers and the course materials for all**
7 **continuing education classes. The residential subcommittee shall have the**
8 **authority to suspend these continuing education requirements, for one or more**
9 **licenses, if the residential subcommittee, in its discretion, determines such action**
10 **is warranted due to extraordinary circumstances.**

11 **(4) All installers and transporters shall provide annually along with the**
12 **license application a surety bond in the amount of twenty-five thousand dollars**
13 **or post a twenty-five thousand dollar irrevocable letter of credit with the**
14 **residential subcommittee.**

15 **B. It shall be unlawful for any person, other than the homeowner or a**
16 **licensed installer, to perform an installation of a manufactured or modular**
17 **home, whether or not such person receives compensation for such action. For**
18 **the purposes of this Subsection, community owners or park operators of**
19 **manufactured or modular homes shall not be considered homeowners if the**
20 **home in question is or will be leased at any time.**

21 **C. Any installer or homeowner installing a manufactured or modular**
22 **home in this state shall first obtain an installation permit sticker from the**
23 **residential subcommittee which shall be affixed to the side of the home at the**
24 **point where electrical power is connected to the home. All installation permit**
25 **stickers shall be affixed within ten days of delivery of the manufactured or**
26 **modular home, unless extenuating circumstances are shown.**

27 **D. Any installation of a manufactured or modular home in this state shall**
28 **be performed in strict compliance with this Part.**

29 **E. All fees collected pursuant to Subsection A of this Section or fines**

1 collected pursuant to this Part shall be used exclusively for the maintenance and
2 operation of manufactured housing issues by the residential subcommittee.

3 §2177.28. Violations; penalties

4 A. Any installer, transporter, or other person who performs any work
5 covered as described in this Part without the appropriate license or who installs
6 a manufactured or modular home in a manner contrary to the requirements of
7 this Part shall be in violation of the provisions of this Part. All such violators
8 shall be subject to the penalty of revocation or suspension of their license or a
9 civil fine of up to two thousand five hundred dollars, or both, for each violation.
10 If the residential subcommittee determines a violation was intentional or the
11 violator is a habitual offender, then the residential subcommittee may double
12 the civil penalty up to five thousand dollars for each violation. Violators shall
13 also be subject to any measures prescribed by any other applicable rule,
14 regulation, or law.

15 B. Multiple violations of this Part occurring in a single installation shall
16 constitute one violation. Each installation performed in violation of this Part
17 shall constitute a separate violation.

18 §2177.29. Administration and enforcement; powers of residential subcommittee

19 The residential subcommittee may adopt, pursuant to the Administrative
20 Procedure Act, such rules and regulations as are necessary for the
21 administration and enforcement of this Part.

22 §2177.30. Mobile homes not covered

23 The provisions of this Part do not apply to the installation and setup of
24 mobile homes in Louisiana.

25 PART IV. MANUFACTURED HOUSING STATE

26 ADMINISTRATIVE AGENCY

27 §2177.51. Definitions

28 As used in this Part, the following definitions shall apply:

29 (1) "Louisiana state plan" means the document which outlines the

1 process by which the state administrative agent shall ensure the effective
2 handling of consumer complaints and other information that relates to
3 noncompliance, defects, or imminent safety hazards, involving manufactured
4 housing, together with any responsibility delegated to the state administrative
5 agent.

6 (2) "State administrative agency" means the residential subcommittee.

7 (3) "State administrative agent" or "agent" means the state fire marshal.

8 §2177.52. Louisiana state administrative agent

9 A. The agent is hereby vested with the powers and authority necessary
10 and proper to enable the agent to fully and effectively carry out and enforce the
11 provisions and objectives of the Louisiana state plan administered on behalf of
12 the United States Department of Housing and Urban Development, hereafter
13 referred to as "HUD". The agent is hereby authorized and empowered to adopt
14 and promulgate all reasonable rules and regulations to accomplish the
15 objectives of the Louisiana state plan. The enumeration of any power or
16 authority herein shall not be construed to deny, impair, disparage, or limit any
17 others necessary to the attainment thereof. All rules and regulations shall be
18 adopted in accordance with the provisions of the Administrative Procedure Act.
19 Oversight review shall be conducted by the House Committee on Commerce
20 and the Senate Committee on Commerce, Consumer Protection and
21 International Affairs.

22 B. The power and authority of the agent shall include but not be limited
23 to the following:

24 (1) Working with manufactured home consumers, manufacturers,
25 factory-built housing residential contractors, factory-built housing developers,
26 salesmen, and installers to hear consumer complaints and other information
27 that relates to noncompliance, defects, or imminent safety hazards as set forth
28 in 24 CFR Part 3282, Subpart I. The agent may make final determinations
29 regarding consumer complaints.

1 (2) The right to enter at a reasonable time and inspect all factories,
2 warehouses, or establishments in the state in which manufactured homes are
3 manufactured.

4 (3) Imposing civil and criminal penalties payable to the state through the
5 Louisiana Residential Subcommittee as provided for in 42 U.S.C. 5410.

6 (4) Establishing necessary notification and corrective procedures under
7 24 CFR Part 3282, Subpart I.

8 (5) Providing oversight as prescribed by law of remedial actions carried
9 out by manufacturers and a manufacturer's handling of consumer complaints.

10 (6) Establishing a monitoring inspection fee in accordance with the
11 guidelines established by the secretary of HUD and providing for participation
12 in the federal fee distribution system.

13 §2177.53. Administrative and enforcement of the state plan; powers;
14 applicability

15 A. The agent shall be charged with the adoption, administration, and
16 enforcement of the state plan, pursuant to the federal standards enforcement
17 program and any other rules and regulations necessary for the administration
18 and enforcement of the state plan. The standards adopted shall be in conformity
19 with the standards promulgated pursuant to 24 CFR Part 3280 and 24 CFR
20 Part 3282. The agent shall discharge this duty consistent with the rules and
21 regulations promulgated by HUD.

22 B. The agent may adopt, pursuant to the Administrative Procedure Act,
23 such rules and regulations as are necessary to enforce the standards
24 promulgated under the state plan and any other rules and regulations necessary
25 for the administration and enforcement of the state plan not inconsistent with
26 the provisions of the federal standards enforcement program.

27 C. Except as otherwise provided for in this Part, the provisions of
28 Chapter 13 of Title 49 of the Louisiana Revised Statutes of 1950 shall apply to
29 the administration and enforcement of this Part.

* * *

Section 2. R.S. 40:1730(B) is hereby amended and enacted to read as follows:

§1730.23. Enforcement of building codes by municipalities and parishes

* * *

B.(1) Nothing in this Part shall conflict with the Federal Department of Housing and Urban Development's regulations regarding manufactured housing construction or the provisions of R.S. ~~51:912.21 et seq.~~ R.S. 37:2177.21 et seq., as it relates to manufactured housing installation. Further, it is the intent of the legislature that any service, renovation, repair, or warranty work performed on a manufactured home shall be handled under the appropriate federal standards governing manufactured housing construction or state standards governing installation, ~~and all such work be under the jurisdiction of the Louisiana Manufactured Housing Residential subcommittee.~~ Additionally, the exemption for manufactured housing provided for in this Subsection shall extend to and include driveways, steps, decks, or other similar accessory structures or work, but shall not include any additional living area or other type of heated and cooled space outside of the original footprint of the manufactured home.

(2) All municipalities and parishes shall inspect the installation and setup of manufactured and modular homes under their jurisdiction.

(3) All municipalities, parishes, or factory-built housing licensee, shall use a building code enforcement officer, third-party provider, or third-party provider contracted by a jurisdiction, that is certified to conduct inspections using the Federal Department of Housing and Urban Development's construction standards for manufactured homes.

(4) If there is a dispute as to the interpretation of the federal or state construction standards, by any code enforcement officer or third-party provider or licensee, the residential subcommittee shall issue a ruling as to the proper interpretation of the consultation with HUD construction standards expert. The residential subcommittee's decision shall be final and binding on all parties.

Proposed law repeals present law that created the La. Manufactured Housing Commission (commission) and redesignates the commission's powers and duties to the Residential Subcommittee of the State Licensing Board for Contractors.

Present law provides that the provisions of the La. State Uniform Construction Code shall not conflict with federal HUD standards governing manufactured housing construction or with state law governing manufactured housing installation and that services, renovation, repair, or warranty work performed on manufactured housing are also governed by federal HUD standards under the jurisdiction of commission.

Present law extends the exemption for manufactured housing to related accessory structures, including driveways, steps, decks, and similar work, but excludes additional living areas or other type of heated and cooled spaces outside the original footprint of the manufactured home.

Proposed law retains present law except deletes the reference to services, renovation, repair, or warranty work performed on manufactured housing being under the jurisdiction of the commission and removes the exemption for manufactured housing as it relates to accessories structures.

Proposed law requires municipalities and parishes to inspect the installation and setup of manufactured and modular homes within their jurisdiction.

Proposed law requires inspections to be conducted by a certified building code enforcement officer or certified third-party provider using federal HUD construction standards.

Proposed law requires all disputes regarding interpretation of federal or state construction standards be resolved by the residential subcommittee, whose decision is final and binding.

Proposed law requires the residential subcommittee to offer educational courses on federal HUD construction and installation standards for certification purposes.

Proposed law allows local governments to charge a reasonable inspection fee and permits licensees to hire a certified third-party provider to conduct installation inspections.

Effective August 1, 2026.

(Amends R.S. 37:2155(A) and R.S. 40:1730(18); adds R.S. 37:2176-2176.20, 2177.1-2177.10, 2177.21-2177.30; repeals R.S. 51:911.21-911.47 and 912-912.53)