

## SENATE SUMMARY OF HOUSE AMENDMENTS

SB 398

2026 Regular Session

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**KEYWORD AND SUMMARY AS RETURNED TO THE SENATE**

HOUSING. Provides relative to the regulation of manufactured housing. (1/1/27)

**SUMMARY OF HOUSE AMENDMENTS TO THE SENATE BILL**

1. Amends definition of "factory-built housing developer" to include contractors and dealers as defined in proposed law.
2. Amends requirements for membership in the residential subcommittee to allow inclusion of members of the manufactured and modular home industry.
3. Amends retroactivity date regarding staggering of renewal of licenses and collection of licensing fees from January 1, 1992, to January 1, 2020.
4. Amends provisions relative to residential subcommittee hearings process to remove references to arbitration, and provide that the subcommittee may use third-party mediation to conduct such hearings.
5. Amends powers granted to residential subcommittee to provide that the subcommittee may take action against persons who violate proposed law and not only licensees in violation.
6. Amends provision relative to inspection fees to provide that those fees shall be set by rule promulgation.
7. Amends definition of "builder" to include both dealers and developers.
8. Adds provision clarifying that any additional damage caused by actions of a homeowner or home occupant prohibiting timely repair work is the responsibility of that homeowner or that occupant.
9. Amends provision relative to inspection fees charged by local government entities to provide that these fees are based upon the formula or schedule used for site-built residential housing.
10. Establishes the Residential Subcommittee Manufactured Housing Dedicated Fund Account and provide for the deposit, use, and investment of the monies in the account.
11. Reduces the imprisonment for any individual or director, officer, or agent who violates proposed law, from one year to six months.
12. Allows manufactured housing community or park owners to sell more than three used manufactured homes in a twelve month period if each additional home is at least twenty years old, sold for ten thousand dollars or less, habitable after delivery and installation, and sold with a 30 day warranty.
13. Makes technical changes.

**DIGEST OF THE SENATE BILL AS RETURNED TO THE SENATE**

## DIGEST

SB 398 Reengrossed

2026 Regular Session

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Present law provides relative to manufactured, modular housing, new manufactured, and modular home warranties.

Present law provides for terms and definitions.

Proposed law adds definitions for "extraordinary circumstances", "factory-built housing dealer", "factory-built housing developer", "manufactured home" or "manufactured housing", "manufactured housing code", "manufacturer", "mobile home", "modular home" or "modular housing", "modular housing code", "residential subcommittee", "salesman", "seal" or "label", and "transporter" and otherwise retains present law.

Present law establishes the Residential Contractors Subcommittee (residential subcommittee), within the State Licensing Bd. for Contractors (board), consisting of five members. Three members appointed by the governor from a list of names submitted by the La. Homebuilders Association, one member from the 1st congressional district, one member from the 2nd congressional district, one member from the 3rd congressional district, one member representing the 4th and 5th congressional districts, and one member representing the 6th congressional district.

Proposed law increases the membership of the residential subcommittee from five members to nine members, provides that members may have been actively engaged in the manufactured and modular housing industry, and provides that the membership shall consist of three members appointed by the governor from a list of names submitted by the La. Homebuilders Association, three members appointed by the governor from a list of names submitted by the La. Manufactured Housing Association, one member appointed by the governor to represent each congressional district and two at-large members appointed by the governor.

Present law provides relative to the La. Manufactured Housing Commission (commission).

Proposed law removes present law provisions relative to the commission and transfers the commission's powers and duties to the Residential Contractors Subcommittee (residential subcommittee) of the State Licensing Bd. for Contractors (board).

Proposed law provides for the issuance of manufacturer, factory-built housing dealer, and factory-built housing developer licenses by the residential subcommittee and certain requirements and restrictions on those licenses, an application process, background checks, expiration and renewal of a license, continuing education, and insurance requirements.

Proposed law provides that the residential subcommittee shall impose and collect the following schedule of fees:

(1)	Original manufacturer's license	\$250.00
(2)	Manufacturer's renewal license	\$250.00
(3)	Original retailer's license	\$150.00
(4)	Factory-built housing dealer's renewal license	\$150.00
(5)	Original salesman's license	\$50.00
(6)	Salesman's renewal license	\$50.00
(7)	Transfer of salesman's license	\$5.00
(8)	Factory-built housing dealer's branch office license	\$75.00
(9)	Factory-built housing developer's original or renewal license	\$150.00

Proposed law establishes the Residential Subcommittee Manufactured Housing Dedicated Fund Account within the state treasury. Requires the fees imposed and collected by the residential subcommittee to be deposited into the account. Provides for the appropriation of the monies in the account to the office of the governor for the activities of the residential subcommittee in the implementation and enforcement of proposed law.

Proposed law provides relative to enforcement powers of the residential subcommittee, designation by out-of-state licensees of agents for service of process, venue for suit by the residential subcommittee, suspension or revocation of licenses, and penalties for violations.

Present law provides that the provisions of the State Uniform Construction Code shall not conflict with federal standards by the United States Department of Housing and Urban Development (HUD) 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 the commission.

Proposed law provides that if any provision or application of proposed law is held invalid, the remaining provisions, items, and applications remain effective and are declared severable.

Proposed law provides that the referenced codes and standards, along with standards adopted by the residential subcommittee, are the exclusive construction and installation standard for manufactured and modular housing in the state and preempt all local construction or installation standards.

Proposed law creates the "New Manufactured and Modular Home Warranty Act".

Proposed law defines "builder", "building standards", "home", "initial purchaser", "major structural defect", and "owner".

Proposed law provides relative to warranties by builders of manufactured or modular housing to owners, and exclusions from those warranties.

Proposed law provides for written notice to the residential subcommittee regarding defective homes by the owner seeking relief.

Proposed law provides relative to minimum standards for installation of manufactured and modular homes, and defines "frame tie" or "tie down", "ground anchor", "ground level", "installation permit", "installation permit sticker", "over-roof tie", "setup" or "installation", "stabilizer device", and "transporter".

Proposed law provides for installation and setup standards and procedures and permitting requirements relative to manufactured or modular homes.

Proposed law provides relative to licensing requirements for installers of manufactured and modular housing.

Proposed law provides relative to violations by installers and penalties for violations.

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 types 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 accessory 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 January 1, 2027.

(Amends R.S. 37:2150.1 and 2155(A), and R.S. 40:1730.23(B); Adds R.S. 37:2176.1-2176.19, 2177.1-2177.10, 2177.21-2177.30; Repeals R.S. 51:911.21-911.47 and 912.1-912.53)