

(a) A park owner shall offer all current and prospective year-round residents a rental agreement for a period of not less than 1 year.

(b) Upon the expiration of the initial term, the resident shall be on a month-to-month term, unless a longer term is agreed to by the parties, subject to the modified provisions relating to the amount and payment of rent.

(c) (1) In this subsection, "qualified resident" means a year-round resident who:

(i) Has made rental payments on the due date or within any grace period commonly permitted in the park during the preceding year;

(ii) Within the preceding 6-month period has not committed a repeated violation of any rule or provision of the rental agreement and, at the time the term expires, no substantial violation exists; and

(iii) Owns a mobile home that meets the standards of the park.

(2) (I) [Upon] BEFORE the expiration of [each] A 1-year term, or upon request of the resident at any time during a month-to-month term, a park owner shall offer to a qualified resident a rental agreement for a 1-year period.

(II) AN OFFER OF A RENTAL AGREEMENT FOR A 1-YEAR TERM TO A QUALIFIED RESIDENT SHALL:

1. BE DELIVERED TO THE RESIDENT NO LATER THAN 30 DAYS BEFORE THE EXPIRATION OF THE EXISTING TERM;

2. EXPLAIN, IN CLEAR LANGUAGE, A QUALIFIED RESIDENT'S RIGHT TO THE 1-YEAR TERM; AND

3. CONTAIN A STATEMENT THAT, IF THE RESIDENT CHOOSES NOT TO ENTER INTO A 1-YEAR AGREEMENT, THE LEASE WILL CONTINUE ON A MONTH-TO-MONTH TERM THAT CAN BE DISCONTINUED BY EITHER PARTY, UPON 30 DAYS' NOTICE.

(3) If the use of land is changed, all residents shall be entitled to a [6-month] 1-YEAR prior written notice of termination notwithstanding the provisions of a longer term in a rental agreement.

(4) If a resident's rental agreement is not renewed on the basis that the resident is not a qualified resident, the park owner shall, within 5 days, provide the resident with a written statement of the specific reason for nonrenewal of the rental agreement.

(5) A resident who has been offered a 1-year rental agreement under this section, and who has selected a month-to-month term and has not requested a 1-year rental agreement under this section, is not entitled to a 1-year rental agreement after a notice to terminate is delivered by certified mail to the resident by the park owner.