

FACT SHEET ON AAMHO

WHAT IS AAMHO? The Arizona Association Manufactured Home and RV Owners is a statewide non-profit organization representing manufactured home owners, RV owners, and park model owners at all levels of government—city, county, state, and Federal.

WHAT IS THE PURPOSE OF AAMHO? The purpose of AAMHO shall be to protect, preserve and improve the welfare, rights and benefits of its members and to educate and enlighten the public to these purposes.

HOW DOES AAMHO ACCOMPLISH ITS PURPOSE? AAMHO is recognized as the manufactured home owners', RV owners', and park model owners' main representative by the State Legislature and Administration, and is called on to serve on commissions and boards concerned with our manufactured home lifestyle. Much of the critical work is accomplished by lobbying for our interests in the State Legislature.

HOW ARE INDIVIDUALS REPRESENTED? Manufactured Home Communities and RV parks are grouped into eight geographic Districts throughout the State. Each District has a Director and at least one Associate Director serving on the AAMHO Board of Directors. AAMHO members living in these communities and parks form AAMHO Charters and elect officers to help assure that the rights of the residents under the Arizona Mobile Home Parks Landlord Tenant Act and the Recreational Vehicle Long Term Rental Space Act are secure. All of these people are volunteers.

WHAT HAVE BEEN THE MAJOR ACCOMPLISHMENTS OF AAMHO IN THE PAST? We have accomplished many things, but some of the most important achievements were the successful lobbying in the Arizona Legislature to secure passage of the sections of the Arizona State Law regarding the Park Hearing Officer function and the establishing of the Relocation Fund.

Recent Accomplishments

- ❖ Modified the Mobile Home Parks Landlord Tenant Act (LLTA) so it now provides major disincentive to park owners considering large rent increases. Homeowners can get up to \$12,500 from the *Relocation Fund* to move their homes when there is a large rent increase.
- ❖ Passed the Recreational Vehicle Long Term Rental Space Act giving basic rights to RV park tenants who remain in the same space for more than 180 days.
- ❖ Park owners must now offer four-year leases if requested by the tenant.
- ❖ Park managers *must* have continuing education and may be fined for failure to comply.
- ❖ Prospective tenants must be given a three-year history of park rents.
- ❖ AAMHO financially backed a homeowner in a successful Arizona Supreme Court hearing. The homeowner was being evicted without a cause. AAMHO was successful in lobbying for clarification of the eviction law so that no one can be evicted without good cause.
- ❖ RV Parks may **not** charge utility rates that exceed the "prevailing single-family or residential charge, fee or rate" of the local provider.