

**49 CFR 24 Subpart F
Mobile Homes**

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24.501 Applicability.

24.501(a) General.

<p>This subpart describes the requirements governing the provision of relocation payments to a person displaced from a mobile home and/or mobile home site who meets the basic eligibility requirements of this part. Except as modified by this subpart, such a displaced person is entitled to a moving expense payment in accordance with subpart D and a replacement housing payment in accordance with subpart E to the same extent and subject to the same requirements as persons displaced from conventional dwellings.</p>	<p>(a) General. This subpart describes the requirements governing the provision of replacement housing payments to a person displaced from a mobile home and/or mobile home site who meets the basic eligibility requirements of this part. Except as modified by this subpart, such a displaced person is entitled to a moving expense payment in accordance with subpart D of this part and a replacement housing payment in accordance with subpart E of this part to the same extent and subject to the same requirements as persons displaced from conventional dwellings. Moving cost payments to persons occupying mobile homes are covered in § 24.301(g)(1) through (g)(10).</p>	
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24.501(b) Partial acquisition of mobile home park.

	<p>(b) Partial acquisition of mobile home park. The acquisition of a portion of a mobile home park property may leave a remaining part of the property that is not adequate to continue the operation of the park. If the Agency determines that a mobile home located in the remaining part of the property must be moved as a direct result of the project, the occupant of the mobile home shall be considered to be a displaced person who is entitled to relocation payments and other assistance under this part.</p>	
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24.502 Replacement housing payment for 180-day mobile homeowner displaced from a mobile home, and/or from the acquired mobile home site.

<p>24.502 Moving and related expenses—mobile homes.</p>	<p>24.502 Replacement housing payment for 180-day mobile homeowner displaced from a mobile home, and/or from the acquired mobile home site.</p>	
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24.502(a) Eligibility.

<p>(a) A homeowner-occupant displaced from a mobile home or mobile home site is entitled to a payment for the cost of moving his or her mobile home on an actual cost basis in accordance with § 24.301. A non-occupant owner of a rented mobile home is eligible for actual cost reimbursement under § 24.303. However, if the mobile home is not acquired, but the homeowner-occupant obtains a replacement housing payment under one of the</p>	<p>(a) Eligibility. An owner-occupant displaced from a mobile home or site is entitled to a replacement housing payment, not to exceed \$22,500, under § 24.401 if:</p> <p style="padding-left: 20px;">(1) The person occupied the mobile home on the displacement site for at least 180 days immediately before:</p> <p style="padding-left: 40px;">(i) The initiation of negotiations to acquire the mobile home, if the person owned the mobile home</p>	
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<p>circumstances described at § 24.503(a)(3), the owner is not eligible for payment for moving the mobile home, but may be eligible for a payment for moving personal property from the mobile home.</p>	<p>and the mobile home is real property; (ii) The initiation of negotiations to acquire the mobile home site if the mobile home is personal property, but the person owns the mobile home site; or (iii) The date of the Agency’s written notification to the owner-occupant that the owner is determined to be displaced from the mobile home as described in paragraphs (a)(3)(i) through (iv) of this section. (2) The person meets the other basic eligibility requirements at § 24.401(a)(2); and (3) The Agency acquires the mobile home as real estate, or acquires the mobile home site from the displaced owner, or the mobile home is personal property but the owner is displaced from the mobile home because the Agency determines that the mobile home: (i) Is not, and cannot economically be made decent, safe, and sanitary; (ii) Cannot be relocated without substantial damage or unreasonable cost; (iii) Cannot be relocated because there is no available comparable replacement site; or (iv) Cannot be relocated because it does not meet mobile home park entrance requirements.</p> <p>FYI NOTE: Paragraph (a)(3) moved from old 24.503(a)(3)</p>	
<p>24.502(b) Replacement housing payment computation for a 180-day owner that is displaced from a mobile home.</p>		
<p>(b) The following rules apply to payments for actual moving expenses under § 24.301:</p> <p>(1) A displaced mobile homeowner, who moves the mobile home to a replacement site, is eligible for the reasonable cost of disassembling, moving, and reassembling any attached appurtenances, such as porches, decks, skirting, and awnings, which were not acquired, anchoring of the unit, and utility “hook-up” charges.</p>	<p>(b) <i>Replacement housing payment computation for a 180-day owner that is displaced from a mobile home.</i> The replacement housing payment for an eligible displaced 180-day owner is computed as described at § 24.401(b) incorporating the following, as applicable: (1) If the Agency acquires the mobile home as real estate and/or acquires the owned site, the acquisition cost used to compute the price differential payment is the actual amount paid to the owner as just compensation for the acquisition of the mobile home, and/or site, if owned by the displaced mobile homeowner.</p>	

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<p>(2) If a mobile home requires repairs and/or modifications so that it can be moved and/or made decent, safe, and sanitary, and the Agency determines that it would be economically feasible to incur the additional expense, the reasonable cost of such repairs and/or modifications is reimbursable.</p> <p>(3) A nonreturnable mobile home park entrance fee is reimbursable to the extent it does not exceed the fee at a comparable mobile home park, if the person is displaced from a mobile home park or the Agency determines that payment of the fee is necessary to effect relocation.</p>	<p>(2) If the Agency does not purchase the mobile home as real estate but the owner is determined to be displaced from the mobile home and eligible for a replacement housing payment based on paragraph (a)(1)(iii) of this section, the eligible price differential payment for the purchase of a comparable replacement mobile home, is the lesser of the displaced mobile homeowner's net cost to purchase a replacement mobile home (<i>i.e.</i>, purchase price of the replacement mobile home less trade-in or sale proceeds of the displacement mobile home); or, the cost of the Agency's selected comparable mobile home less the Agency's estimate of the salvage or trade-in value for the mobile home from which the person is displaced.</p> <p>(3) If a comparable replacement mobile home site is not available, the price differential payment shall be computed on the basis of the reasonable cost of a conventional comparable replacement dwelling.</p> <p>FYI NOTE: Paragraph (b)(2) moved from old 24.503(b)</p>	
<p>24.502(c) Rental assistance payment for a 180-day owner-occupant that is displaced from a leased or rented mobile home site.</p>		
	<p>(c) <i>Rental assistance payment for a 180-day owner-occupant that is displaced from a leased or rented mobile home site. If the displacement mobile home site is leased or rented, a displaced 180-day owner-occupant is entitled to a rental assistance payment computed as described in § 24.402(b). This rental assistance payment may be used to lease a replacement site; may be applied to the purchase price of a replacement site; or may be applied, with any replacement housing payment attributable to the mobile home, to the purchase of a replacement mobile home or conventional decent, safe and sanitary dwelling.</i></p>	
<p>24.502(d) Owner-occupant not displaced from the mobile home.</p>		
	<p>(d) <i>Owner-occupant not displaced from the mobile home. If the Agency determines that a mobile home is personal property and may be relocated to a comparable replacement site, but the owner-occupant</i></p>	

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	<p>elects not to do so, the owner is not entitled to a replacement housing payment for the purchase of a replacement mobile home. However, the owner is eligible for moving costs described at § 24.301 and any replacement housing payment for the purchase or rental of a comparable site as described in this section or § 24.503 as applicable.</p>	

24.503 Replacement housing payment for 90-day mobile home occupants.

<p>24.503 Replacement housing payment for 180-day mobile home owner-occupants.</p> <p>(a) A displaced owner-occupant of a mobile home is entitled to a replacement housing payment, not to exceed \$22,500, under § 24.401 if:</p> <ul style="list-style-type: none"> (1) The person both owned the displacement mobile home and occupied it on the displacement site for at least 180 days immediately prior to the initiation of negotiations; (2) The person meets the other basic eligibility requirements at § 24.401(a); and (3) The Agency acquires the mobile home and/or mobile home site, or the mobile home is not acquired by the Agency but the owner is displaced from the mobile home because the Agency determines that the mobile home: <ul style="list-style-type: none"> (i) Is not and cannot economically be made decent, safe, and sanitary; or (ii) Cannot be relocated without substantial damage or unreasonable cost; or (iii) Cannot be relocated because there is no available comparable replacement site; or (iv) Cannot be relocated because it does not meet mobile home park entrance requirements. <p>(b) If the mobile home is not acquired, and the Agency determines that it is not practical to relocate it, the acquisition cost of the displacement dwelling used when computing the price differential amount, described at § 24.401(c), shall include the salvage value or trade-in value of the mobile home, whichever is higher.</p>	<p>24.503 Replacement housing payment for 90-day mobile home occupants.</p> <p>A displaced tenant or owner-occupant of a mobile home and/or site is eligible for a replacement housing payment, not to exceed \$5,250, under § 24.402 if:</p> <ul style="list-style-type: none"> (a) The person actually occupied the displacement mobile home on the displacement site for at least 90 days immediately prior to the initiation of negotiations; (b) The person meets the other basic eligibility requirements at § 24.402(a); and (c) The Agency acquires the mobile home and/or mobile home site, or the mobile home is not acquired by the Agency but the Agency determines that the occupant is displaced from the mobile home because of one of the circumstances described at § 24.502(a)(3). 	
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FYI NOTE: Paragraph (a)(3) moved to new 24.502(a)(3) Paragraph (b) moved to new 24.502(b)(2)		
24.505-Additional rules governing relocation payments to mobile home occupants.		
24.505(a) Replacement housing payment based on dwelling and site.		
<i>(a) Replacement housing payment based on dwelling and site.</i> Both the mobile home and mobile home site must be considered when computing a replacement housing payment. For example, a displaced mobile home occupant may have owned the displacement mobile home and rented the site or may have rented the displacement mobile home and owned the site. Also, a person may elect to purchase a replacement mobile home and rent a replacement site, or rent a replacement mobile home and purchase a replacement site. In such cases, the total replacement housing payment shall consist of a payment for a dwelling and a payment for a site, each computed under the applicable section in subpart E. However, the total replacement housing payment under subpart E shall not exceed the maximum payment (either \$22,500 or \$5,250) permitted under the section that governs the computation for the dwelling. (See also § 24.403(b).)		
24.505(b) Cost of comparable replacement dwelling		
<i>(b) Cost of comparable replacement dwelling</i> —(1) If a comparable replacement mobile home is not available, the replacement housing payment shall be computed on the basis of the reasonable cost of a conventional comparable replacement dwelling. —(2) If the Agency determines that it would be practical to relocate the mobile home, but the owner occupant elects not to do so, the Agency may determine that, for purposes of computing the price differential under § 24.401(c), the cost of a comparable replacement dwelling is the sum of: —(i) The value of the mobile home, —(ii) The cost of any necessary repairs or modifications, and —(iii) The estimated cost of moving the mobile home		

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to a replacement site.		
24.505(c) Initiation of negotiations.		
<i>(c) Initiation of negotiations.</i> If the mobile home is not actually acquired, but the occupant is considered displaced under this part, the “initiation of negotiations” is the initiation of negotiations to acquire the land, or, if the land is not acquired, the written notification that he or she is a displaced person under this part.		
24.505(d) Person moves mobile home.		
<i>(d) Person moves mobile home.</i> If the owner is reimbursed for the cost of moving the mobile home under this part, he or she is not eligible to receive a replacement housing payment to assist in purchasing or renting a replacement mobile home. The person may, however, be eligible for assistance in purchasing or renting a replacement site.		
24.505(e) Partial acquisition of mobile home park.		
<i>(e) Partial acquisition of mobile home park.</i> The acquisition of a portion of a mobile home park property may leave a remaining part of the property that is not adequate to continue the operation of the park. If the Agency determines that a mobile home located in the remaining part of the property must be moved as a direct result of the project, the owner and any tenant shall be considered a displaced person who is entitled to relocation payments and other assistance under this part.		