

Welcome to the July 2017 E-blast from the **National Manufactured Home Owners Association (NMHOA)**. Please share these monthly E-blasts with as many home owners and other interested individuals as you have on your email list. The E-blast is an important way for NMHOA to share exciting news from across the country.

**Thank You!** – NMHOA is excited to welcome many new and renewing members. We thank you very much for your support and commitment to NMHOA!

### **Proposed Federal Tax Credit to Encourage Park Sales to Residents**

In July, **Representative Keith Ellison** (D-MN) and **Senator Jeanne Shaheen** (D-NH) introduced the Frank Adelman Manufactured Housing Community Sustainability Act ([H.R. 3296](#) in the House and [S. 1581](#) in the Senate) to encourage sale of manufactured home communities to residents. The proposal provides a tax incentive for community owners to sell to their residents. It creates a 75% federal tax credit on the sale of the property. For example, if the owner sells the land to a resident cooperative, instead of paying \$150,000 on a \$1 million gain, the owner will only pay \$37,500. The proposal is being supported by:

*NMHOA, All Parks Alliance for Change (APAC),  
Federation of Manufactured Home Owners of Florida, Manufactured Home Owners  
and Tenants Association of New Hampshire, Manufactured Home Owners' Association  
of NJ, Inc., Manufactured Housing /Oregon State Tenants Association MH/OSTA, and  
Utah Coalition of Manufactured Homeowners.*

### **Fair Tax Treatment for Home Owners in Resident-Owned Communities**

In July, **Representative Keith Ellison** (D-MN) also introduced the **Fair Tax Treatment for Manufactured Housing Community Cooperatives Act** (H.R. 3399), which allows residents of manufactured home communities to receive a tax deduction on any interest they paid on the land they own as part of a resident-owned cooperative. The proposal amends the Internal Revenue Code to allow owners of land held cooperatively by a resident-owned manufactured housing community to claim a tax deduction on interest they paid on the mortgage. Current law only allows a deduction on buildings held cooperatively, not land. *The bill is supported by:*

*NMHOA, All Parks Alliance for Change (APAC), and Manufactured Home Owners' Association of NJ, Inc.*

### **Register for NMHOA's 2017 Annual Convention**

This year's **National Manufactured Home Owners Association (NMHOA)** conference will be **October 4-5 at the Omni Providence Hotel in Providence, Rhode Island**. NMHOA's annual convention is a time for home owners from across the country to meet together to learn from each other and outside presenters about the best responses to common issues facing manufactured home owners.

- Learn more about the convention, travel & lodging stipends, making hotel reservations, and more here -- <http://www.nmhoa.org/convention-2017.html>
- Download a **registration form** here -- [Registration Form](#)

**Members only** – please keep in mind that NMHOA members receive an additional

eblast every month – *i'mPOWERED* – this is an educational publication with useful information related to board governance, health and safety reminders for manufactured homeowners, and other helpful articles. There is also a **Did You Know** section and an **Ask Dave** section – so if you have questions about anything related to manufactured home living and you are a member of NMHOA, please contact Dave at [admin@nmhoa.org](mailto:admin@nmhoa.org) with your burning questions. For your convenience, a membership form is a click away at: <http://www.nmhoa.org/membership.html>

You can read all about NMHOA at the NMHOA webpage: [www.nmhoa.org](http://www.nmhoa.org) and please “like” our facebook page: <http://www.facebook.com/NationalManufacturedHomeOwnersAssociation>

***If there are stories or legislative successes from your state you would like to share through our E-blasts, please contact NMHOA Executive Director, Dave Anderson at: [david.r.anderson.nmhoa@gmail.com](mailto:david.r.anderson.nmhoa@gmail.com). Your story will inspire and educate others.***