

119TH CONGRESS
1ST SESSION

S. _____

To update the definition of manufactured home, and for other purposes.

IN THE SENATE OF THE UNITED STATES

Mr. TILLIS (for himself, Mr. GALLEG0, Mr. SCOTT of South Carolina, Mr. SCHATZ, and Mrs. BRITT) introduced the following bill; which was read twice and referred to the Committee on _____

A BILL

To update the definition of manufactured home, and for
other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Housing Supply Ex-
5 pansion Act of 2025”.

6 **SEC. 2. UPDATING THE DEFINITION OF MANUFACTURED**
7 **HOME.**

8 (a) IN GENERAL.—Section 603(6) of the National
9 Manufactured Housing Construction and Safety Stand-
10 ards Act of 1974 (42 U.S.C. 5402(6)) is amended by

1 striking “on a permanent chassis” and inserting “with or
2 without a permanent chassis”.

3 (b) MANUFACTURED HOME CERTIFICATIONS.—Sec-
4 tion 604 of the National Manufactured Housing Construc-
5 tion and Safety Standards Act of 1974 (42 U.S.C. 5403)
6 is amended by adding at the end the following:

7 “(i) MANUFACTURED HOME CERTIFICATIONS.—

8 “(1) IN GENERAL.—

9 “(A) INITIAL CERTIFICATION.—Subject to
10 subparagraph (B), not later than 1 year after
11 the date of enactment of the Housing Supply
12 Expansion Act of 2025, a State shall submit to
13 the Secretary an initial certification that the
14 laws and regulations of the State—

15 “(i) treat a manufactured home, in-
16 cluding a manufactured home without a
17 permanent chassis, in parity with a manu-
18 factured home (as defined and regulated
19 by the State); and

20 “(ii) subject a manufactured home
21 without a permanent chassis to the same
22 laws and regulations of the State as a
23 manufactured home built on a permanent
24 chassis with respect to financing, title, in-
25 surance, manufacture, sale, taxes, trans-

1 portation, installation, and other areas as
2 the secretary determines, after consultation
3 with and approval by the consensus com-
4 mittee, are necessary to give effect to the
5 purpose of this section.

6 “(B) STATE PLAN SUBMISSION.—Any
7 State plan submitted under subparagraph (C)
8 shall contain the required State certification
9 under subparagraph (A) or paragraph (3) and,
10 if contained therein, no additional or State cer-
11 tification under subparagraph (A) or paragraph
12 (3).

13 “(C) EXTENDED DEADLINE.—With respect
14 to a State with a legislature that meets bienni-
15 ally, the deadline for the submission of the ini-
16 tial certification required under subparagraph
17 (A) shall be 2 years after the date of enactment
18 of the Housing Supply Expansion Act of 2025.

19 “(D) LATE CERTIFICATION.—

20 “(i) NO WAIVER.—The Secretary may
21 not waive the prohibition described in
22 paragraph (5)(B) with respect to a certifi-
23 cation submitted after the deadline under
24 subparagraph (A) or paragraph (3) unless

1 the Secretary approves the late certifi-
2 cation.

3 “(ii) RULE OF CONSTRUCTION.—
4 Nothing in this subsection shall be con-
5 strued to prevent a State from submitting
6 the initial certification required under sub-
7 paragraph (A) after the required deadline
8 under that subparagraph.

9 “(2) FORM OF STATE CERTIFICATION NOT PRE-
10 SENTED IN A STATE PLAN.—The initial certification
11 required under paragraph (1)(A), if not submitted
12 with a State plan under paragraph (1)(B), shall con-
13 tain, in a form prescribed by the Secretary, an attes-
14 tation by an official that the State has taken the
15 steps necessary to ensure the veracity of the certifi-
16 cation required under paragraph (1)(A), including,
17 as necessary, by—

18 “(A) amending the definition of ‘manufac-
19 tured home’ in the laws and regulations of the
20 State; and

21 “(B) directing State agencies to amend the
22 definition of ‘manufactured home’ in regula-
23 tions.

24 “(3) ANNUAL RECERTIFICATION.—Not later
25 than a date to be determined by the Secretary each

1 year, a State shall submit to the Secretary an addi-
2 tional certification that—

3 “(A) confirms the accuracy of the initial
4 certification submitted under subparagraph (A)
5 or (B) of paragraph (1); and

6 “(B) certifies that any new laws or regula-
7 tions enacted or adopted by the State since the
8 date of the previous certification does not
9 change the veracity of the initial certification
10 submitted under paragraph (1)(A).

11 “(4) LIST.—The Secretary shall publish and
12 maintain in the Federal Register and on the website
13 of the Department of Housing and Urban Develop-
14 ment a list of States that are up-to-date with the
15 submission of initial and subsequent certifications
16 required under this subsection.

17 “(5) PROHIBITION.—

18 “(A) DEFINITION.—In this paragraph, the
19 term ‘covered manufactured home’ means a
20 home that is—

21 “(i) not considered a manufactured
22 home under the laws and regulations of a
23 State because the home is constructed
24 without a permanent chassis;

1 “(ii) considered a manufactured home
2 under the definition of the term in section
3 603; and

4 “(iii) constructed after the date of en-
5 actment of the Housing Supply Expansion
6 Act of 2025.

7 “(B) BUILDING, INSTALLATION, AND
8 SALE.—If a State does not submit a certifi-
9 cation under paragraph (1)(A) or (3) by the
10 date on which those certifications are required
11 to be submitted—

12 “(i) with respect to a State in which
13 the State administers the installation of
14 manufactured homes, the State shall pro-
15 hibit the manufacture, installation, or sale
16 of a covered manufactured home within the
17 State; and

18 “(ii) with respect to a State in which
19 the Secretary administers the installation
20 of manufactured homes, the State and the
21 Secretary shall prohibit the manufacture,
22 installation, or sale of a covered manufac-
23 tured home within the State.”.

24 (c) OTHER FEDERAL LAWS REGULATING MANUFAC-
25 TURED HOMES.—The Secretary of Housing and Urban

1 Development may coordinate with the heads of other Fed-
2 eral agencies to ensure that Federal agencies treat a man-
3 ufactured home (as defined in Federal laws and regula-
4 tions other than section 603 of the National Manufactured
5 Housing Construction and Safety Standards Act of 1974
6 (42 U.S.C. 5402)) in the same manner as a manufactured
7 home (as defined in section 603 of the National Manufac-
8 tured Housing Construction and Safety Standards Act of
9 1974 (42 U.S.C. 5402), as amended by this Act.

10 (d) ASSISTANCE TO STATES.—Section 609 of the Na-
11 tional Manufactured Housing Construction and Safety
12 Standards Act of 1974 (42 U.S.C. 5408) is amended—

13 (1) in paragraph (1), by striking “and” at the
14 end;

15 (2) in paragraph (2), by striking the period at
16 the end and inserting “; and”; and

17 (3) by adding at the end the following:

18 “(3) model guidance to support the submission
19 of the certification required under section 604(i).”.

20 (e) PREEMPTION.—Nothing in this section or the
21 amendments made by this section shall be construed as
22 limiting the scope of Federal preemption under section
23 604(d) of the National Manufactured Housing Construc-
24 tion and Safety Standards Act of 1974 (42 U.S.C.
25 5403(d)).