

75th Anniversary



OHIO MANUFACTURED HOMES ASSOCIATION

EST. 1947



MEMBER INFORMATION 2023



Note from Executive Director Tim Williams

We, at OMHA, would like to thank you for your interest in our Association.

Our membership has been an important factor in advocating for our industry. In the past few years many new businesses have joined OMHA and realize the value of our Association.

We encourage you to take a moment to review OMHA's recent accomplishments. As part of your membership our staff is available to answer questions so feel free to call or email us anytime!

Tim Williams

OMHA Legislative Victories

SAFE Act and Dodd Frank - OMHA's advocacy of legislation to remove manufactured homes Retail Salespeople and Park Operators who do not originate loans from SAFE act licensing as mortgage loan originators is now law.

New Law Bans Rent Control - OMHA was part of a coalition of real estate groups that successfully advocated for a new state law banning local governments from enacting Rent Control.

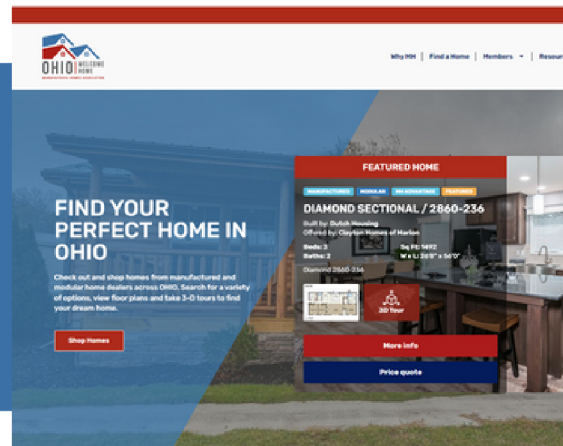
Ohio Department of Commerce Regulation of Manufactured Homes - OMHA is playing a vital role in representing our industry in installation, dispute resolution, manufactured home community and retail regulatory programs administered by the Ohio Department of Commerce. OMHA will be advocating for your business interests regarding any changes to the programs to ensure manufactured homes remain affordable and fairly regulated. OMHA members will receive ongoing information and assistance throughout the process.

Free Legal Counsel and Model Documents - Our OMHA Legal Counsel provides free legal advice to MEMBERS ONLY on various topics. Also available are the latest model documents to keep your business legally complaint. Such documents are model sale contracts, leases, community rules, advertising language, red flag rules, SAFE Act Language, Loan Originator guidance and more. Our General Counsel also authors a quarterly article for members answering common legal questions.



NEW IN 2022!
Full Consumer
Marketing Website
with Leads!

www.ohmanufacturedhomes.com



LEGISLATIVE INITIATIVES

- Ohio Department of Commerce Rules do not increase regulatory burden and unnecessary costs for homeowners and the industry
- Changes to allow housing providers to recover attorney fees in frivolous fair housing complaints. Including manufactured homes in emergency federal funding due to disasters.
- Allow sub metered communities to collect administrative fees and sell water at residential rates while purchasing at commercial rates
- Successfully advocated removal of legislative language that would have allowed EPA to seize rental income for water system corrections
- Ease grounds for eviction for nuisance and disorderly tenants
- Obtain legislative exemptions to stricter foreclosure processing
- SB 112 – Abandoned Manufactured Homes-not included in Land bank abandoned site-built homes.
- HB 304- OMHA is reviewing House Bill 304 for any impact to our industry. The bill stipulates that existing smoke detectors that do not receive power primarily from their building's wiring, and that are permitted in occupancies to meet the state fire code requirements shall be replaced with seal battery smoke detectors.
- OMHA testified in support of House Bill 126 which is now law. Bill proposes that local governments, including school boards, must notify property owners by certified mail in a notice postmarked at least 14 days prior to any adoption of the resolution challenging property tax valuations.
- OMHA provided testimony before the state legislature in support of HB 140 which would enact the "Ballot Uniformity and Transparency Act" to modify the form of election notices and ballot language clarifying the real cost of proposed property tax levies for voters to better understand how it will increase their tax liabilities. And various other legislative and administrative proposed rules to protect and enhance our industry.

OMHA Legislative Victories

(Continued from page 1)

Abandoned Homes Legislation –OMHA successfully advocated to improve procedures for the removal of abandoned manufactured homes from manufactured home communities as suggested by members. The new law will also make it easier to acquire title to abandoned homes as a result of a deceased title holder. Further improvements to the law are now being advocated by OMHA.

Education and Training –More than 1,500 industry members have enrolled in our MEMBER DISCOUNTED training for legal, financing, community management, sales training, SAFE Act, Red Flag Rules, and home installations, etc.

Zoning and Taxation - Manufactured homes can now be sited in any locale zoned single family residential as long as all uniformly applied zoning requirements are met. The law also lowered property and sales taxes for new manufactured homeowners up to 40% and completely eliminated used homes sales taxes.

Legal Precedents - In the past, OMHA has initiated legal action to significantly reduce zoning barriers in localities throughout the state. And, in cooperation with the Ohio Attorney General, OMHA also obtained a stay in federal court from requiring court orders for repossession titles, thus saving retailers and community owners' significant legal costs.

Liens and Tax liabilities - Current law allows community owners can display and sell homes in manufactured home communities in order to increase occupancy and upgrade communities. The Law also forgives liens on homes a community owner, retailer, or lender may repossess or purchase, while limiting the actual payment of back tax liability to only 5 years.

Prevention of MH Communities from Charges for Tennant Delinquent Utilities - OMHA is advocating for a law to prevent local governments and water utilities from collecting a tenants direct billed delinquent water bills. Recently the Legislative Service Commission cited the illegal practice of cities charging landlord and MH communities for tenants unpaid water bills.

Modular Home Program - Plan review times are now being submitted on-line. In addition, OMHA has clarified modular sales tax concerns and developed subcontractor agreements to clearly identify the construction contractor relationship. Also modular homes are now allowed in MHC Communities.

Networking Opportunities



MEMBER BENEFITS

Why Join?

- FREE Legal Counsel
- Model Legal Documents: application, lease, eviction and more
- On Demand Legal Webinars for Community Managers
- The ability to attend classes, seminars and conferences on educational, legal, legislative and regulatory issues
- A regional chapter so that you have the ability to network with fellow industry members in your immediate geographic area
- Periodic news bulletins to quickly inform you about changes in laws and regulations that impact your business
- Access -- one of the industry's most respected quarterly newsletter
- OMHA advocates before governmental bodies of all levels for industry laws and regulations while fighting against unreasonable legislation and regulation that impacts your business and our homeowners
- Information to assist you in community education, financing, Ohio MH regulation and public relations efforts
- Complimentary company profile listing on the OMHA website
- A clearinghouse of information on rules, regulations, laws and helpful data
- Discounted membership services through OMHA partners.
- The opportunity to attend the Annual Golf Outing and Party



Education Classes

LEGAL WEBINARS ON DEMAND

Topics Include: Abandoned Homes, Applications, Evictions & Collections, Fair Housing, Leases, Park Rules, and Titles & Sales.

COMMUNITY MANAGEMENT AND LEGAL SERIES

OMHA offers in person community management and legal classes every other year. This course series offers a complete study on Ohio laws that community owners need to know. It also features studies on long term planning for communities, budgeting, marketing, and commercial financing options. Speakers from the Ohio Department of Commerce, Rent Manager, and more contribute to classes.

INSTALLER AND INSPECTOR CONTINUING EDUCATION SERIES

We will offer an in person installer class the Spring of 2023. Date will be emailed to members once speakers are confirmed. This year we are excited to announce the course will be held in Sugarcreek Ohio and end with a tour of Skyline Homes!

Legal Advice & Lobbying



Service Partners

sedgwick **SEDGWICK—WORKERS' COMPENSATION**

The Ohio Manufactured Homes Association (OMHA) group rating program offers: the most savings tiers in the industry (from 17 to 90 percent off workers' compensation premiums), savings opportunities and competitive fees for all industry groups, and more chances for companies with claims to remain group eligible.



NADA - Appraisal Guides

OMHA has secured preferred rates on selected NADA Appraisal Guides for our members.



TRANSUNION/SMART MOVE Residential Screening Products

TransUnion SmartMove is a web-based solution that provides independent landlords with access to the same screening tools used by the largest property management groups. It's fast and convenient—and now it's available to OMHA members at a special rate. OMHA.mysmartmove.com



MH Village is offering a \$100 advertising credit to OMHA members who become new customers of MHVillage. Applies to Listings or Pay per click advertisements. The promo code is OMHA

OMHA WEBSITE

- **Featured Home Listings** - Home listing webpage on our site. These homes will be featured in our various social medias and leads are available to all members.
- **Classifieds or Job Board** - List your open positions or company news with us!
- **Industry Stats** - Follow industry Modular and HUD shipments with our Stat Tracker! Sent via email so sign up now!

"OMHA Strategic Plan will take us to the next level! Good things are up ahead."

