

## Affordable Housing Act of 1983

### § 40:55D-101 Legislative findings and declarations.

This section declares there to be a conventional housing shortage in New Jersey, and promotes the use of manufactured housing as a source of affordable housing. This was enacted by The Affordable Housing Act of 1983.

### § 40:55D-104 Prohibition of discriminatory regulations.

Municipalities must not exclude or restrict the use, location, placement, or joining of sections of manufactured homes which are 22 feet or more in width and are sited on permanent foundations on land owned by the manufactured homeowner, unless the regulations apply equally to all structures of similar use. This provision became effective in 1984.

### § 40:55D-105 Review and approval of development regulations by municipal agency; determination of mobile home parks as means of affordable housing.

When reviewing and approving development regulations pertaining to residential development, municipal agencies are encouraged to consider mobile home parks as a practicable means of providing affordable housing.

### § 52:27D-311 Housing element; techniques for providing low and moderate income housing.

Municipalities must "provide a realistic opportunity" for the provision of low and moderate income housing. The statute lists eight techniques which the municipality must consider. The listed techniques include rezoning, expansion and rehabilitation, municipal land donations, tax abatements, and municipal funding, which may be favorable for manufactured housing.

### § 54:4-1.5 Manufactured homes subject to taxation as real property.

A manufactured home shall be subject to taxation as real property when it is affixed to the land by a permanent foundation, or lacks a permanent foundation but is connected to utility systems which render the home habitable as a permanent dwelling. A manufactured home located in a mobile home park is not subject to real property taxation. This was enacted in 1983.