

**REGULATIONS REGARDING
MANUFACTURED HOME RENTAL COMMUNITIES**

1. **Authority:** These regulations are established pursuant to Texas Local Government Code Section 232.007.
2. **Definitions:**
 - 2.1. "Manufactured home rental community" means a plot or tract of land that is separated in two (2) or more spaces or lots that are rented, leased or offered for rent or lease for a term of less than sixty (60) months without a purchase option for the installation of manufactured homes for use and occupancy as residences.
 - 2.2. "Engineer" means a person licensed to engage in the practice of engineering in Texas.
 - 2.3. "County Engineer" means the Brazoria County Engineer or his/her designated representative.
 - 2.4. "Public or community water supply" means a system providing water to two (2) or more spaces or lots.
3. **Applicability:**
 - 3.1. These regulations apply to any manufactured home rental community that is completely or partially within Brazoria County, completely or partially outside the limits of a municipality, the construction of which has not been completed by the date these regulations become effective.
 - 3.2. These regulations also apply to the expanded portion of an existing manufactured home rental community when spaces or lots are added to said community.
4. **Infrastructure Development Plan:** The owner of a manufactured home rental community shall submit to the County Engineer an infrastructure development plan. The plan shall include at least the following items:
 - 4.1. A survey prepared by a registered professional land surveyor of the manufactured home rental community identifying any significant features of the community including but not limited to the following:
 - 4.1.1. The boundaries of said community
 - 4.1.2. Proposed location of each manufactured home rental community space
 - 4.1.3. Utility and drainage easements
 - 4.1.4. Dedication of rights-of-way
 - 4.1.5. Identification of areas within the 100-year flood plain as shown on maps published by the Federal Emergency Management Agency and utilized by the Brazoria County Flood Plain administrator.
 - 4.2. An adequate public or community water supply in accordance with subchapter C of Chapter 341 of the Texas Health and Safety Code; and
 - 4.3. Access to sanitary sewer lines or provision for adequate on-site sewage facilities in accordance with Chapter 366 of the Texas Health and Safety Code and Chapter 285 of the Texas Administrative Code; and

- 4.4. Streets or roads to provide adequate ingress and egress access for fire and emergency vehicles. Such streets or roads shall be designed by an engineer and constructed in accordance with the road requirements of the Brazoria County Subdivision Regulations, except that the minimum pavement width may be less than what is set out in those regulations if approved by the County Engineer or his designee.
 - 4.5. Provisions for adequate drainage designed by an engineer in compliance with the following:
 - 4.5.1. The current Brazoria County Drainage Criteria Manual; and
 - 4.5.2. Standard engineering practices; and
 - 4.5.3. The regulations and/or guidelines of the drainage district in which the community is located (if any).
- 5. Plan approval process:**
- 5.1. Not later than the sixtieth day after the date the owner of the manufactured home rental community submits an infrastructure development plan for approval, the County Engineer shall approve or reject the plan in writing.
 - 5.2. If the plan is rejected, the County Engineer shall specify the reason for rejection and the actions required to obtain approval.
 - 5.3. If a plan is not rejected within the sixty (60) day period following submittal it is deemed to be approved.
- 6. Construction and inspection:**
- 6.1. Construction of a manufactured home rental community may not begin or proceed until the County Engineer has approved the infrastructure plan for the project.
 - 6.2. The County Engineer shall perform such inspections on the ongoing construction as he or she deems appropriate.
 - 6.3. On written confirmation by the owner of the manufactured home rental community that construction is complete, the County Engineer shall perform a final inspection within two (2) business days of receipt of such confirmation.
 - 6.4. If the manufactured home rental community is found to comply with the infrastructure development plan, the County Engineer, as designated in this order by the Commissioners' Court to issue a certificate of compliance, shall issue such certificate within five (5) business days of the completion of the final inspection.
 - 6.5. If the manufactured home rental community is found not to comply with the infrastructure development plan, the County Engineer shall specify in writing the non-complying elements within five (5) business days of the completion of the final inspection.

7. **Utility Services:** The following utilities may not provide utility services (including water, sewer, gas and electric services) to a manufactured home rental community subject to these regulations or to a home within the community unless the owner provides the utility with a copy of the certificate of compliance issued by the County Engineer:
 - 7.1. A municipality that provides utility services; and
 - 7.2. A municipally owned or municipally operated utility that provides utility services; and
 - 7.3. A public utility that provides utility services; and
 - 7.4. A non-profit water supply or sewer service corporation organized and operating under Chapter 67, Texas Water Code, that provides utility services;
 - 7.5. A county that provides utility services; and
 - 7.6. A special district or authority created by state law that provides utility services.

8. **Violations:** At the request of the Commissioners Court, the District Attorney shall file an action in a court of competent jurisdiction to enjoin the threatened violation of any requirement of these regulations.

9. **Severability:** Any clause or provision of these regulations declared invalid by the Courts shall not affect the validity of the regulations as a whole or any other part thereof.