

119TH CONGRESS
1ST SESSION

H. R. 6293

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

IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 25, 2025

Mr. ROSE (for himself, Mr. FLOOD, Mr. CLEAVER, Mr. PETERS, Ms. DE LA CRUZ, and Mr. CORREA) introduced the following bill; which was referred to the Committee on Financial Services

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) STANDARDS FOR MANUFACTURED HOMES BUILT
4 WITHOUT A PERMANENT CHASSIS.—Section 604(a) of
5 the National Manufactured Housing Construction and
6 Safety Standards Act of 1974 (42 U.S.C. 5403) is amend-
7 ed by adding at the end the following:

8 “(7) STANDARDS FOR MANUFACTURED HOMES
9 BUILT WITHOUT A PERMANENT CHASSIS.—

10 “(A) IN GENERAL.—The Secretary shall
11 issue revised standards for manufactured homes
12 built without a permanent chassis and shall
13 consult with the consensus committee in the de-
14 velopment of such, using the process described
15 in paragraph (4).

16 “(B) CREATING FINAL STANDARDS.—The
17 Secretary shall, after consulting and conferring
18 with the consensus committee, establish stand-
19 ards to include manufactured homes without a
20 permanent chassis have—

21 “(i) a distinct label to be issued by
22 the Secretary distinguishing manufactured
23 homes built without a permanent chassis
24 from manufactured homes built on a per-
25 manent chassis;

1 “(ii) a data plate, as described in sec-
2 tion 3280.5 of title 24, Code of Federal
3 Regulations, distinguishing manufactured
4 homes built without a permanent chassis
5 from manufactured homes built on a per-
6 manent chassis; and

7 “(iii) a notation on any invoice pro-
8 duced by the manufacturer of a manufac-
9 tured home that is distinguishable from
10 the invoice for a manufactured home con-
11 structed with a permanent chassis.”.

12 (c) MANUFACTURED HOME STANDARDS AND CER-
13 TIFICATIONS.—Section 604 of the National Manufactured
14 Housing Construction and Safety Standards Act of 1974
15 (42 U.S.C. 5403) is amended by adding at the end the
16 following:

17 “(i) MANUFACTURED HOME STANDARDS AND CER-
18 TIFICATIONS.—

19 “(1) IN GENERAL.—

20 “(A) INITIAL CERTIFICATION.—Subject to
21 subparagraph (B), not later than 1 year after
22 the date of enactment of the Housing Supply
23 Expansion Act of 2025, a State shall submit to
24 the Secretary an initial certification that the
25 laws and regulations of the State—

1 “(i) treat a manufactured home, in-
2 cluding a manufactured home without a
3 permanent chassis, in parity with a manu-
4 factured home (as defined and regulated
5 by the State); and

6 “(ii) subject a manufactured home
7 without a permanent chassis to the same
8 laws and regulations of the State as a
9 manufactured home built on a permanent
10 chassis with respect to financing, title, in-
11 surance, manufacture, sale, taxes, trans-
12 portation, installation, and other areas as
13 the secretary determines, after consultation
14 with and approval by the consensus com-
15 mittee, are necessary to give effect to the
16 purpose of this section.

17 “(B) STATE PLAN SUBMISSION.—Any
18 State plan submitted under subparagraph (C)
19 shall contain the required State certification
20 under subparagraph (A) or paragraph (3) and,
21 if contained therein, no additional or State cer-
22 tification under subparagraph (A) or paragraph
23 (3).

24 “(C) EXTENDED DEADLINE.—With respect
25 to a State with a legislature that meets bienni-

1 ally, the deadline for the submission of the ini-
2 tial certification required under subparagraph
3 (A) shall be 2 years after the date of enactment
4 of the Housing Supply Expansion Act of 2025.

5 “(D) LATE CERTIFICATION.—

6 “(i) NO WAIVER.—The Secretary may
7 not waive the prohibition described in
8 paragraph (5)(B) with respect to a certifi-
9 cation submitted after the deadline under
10 subparagraph (A) or paragraph (3) unless
11 the Secretary approves the late certifi-
12 cation.

13 “(ii) RULE OF CONSTRUCTION.—

14 Nothing in this subsection shall be con-
15 strued to prevent a State from submitting
16 the initial certification required under sub-
17 paragraph (A) after the required deadline
18 under that subparagraph.

19 “(2) FORM OF STATE CERTIFICATION NOT PRE-
20 SENTED IN A STATE PLAN.—The initial certification
21 required under paragraph (1)(A), if not submitted
22 with a State plan under paragraph (1)(B), shall con-
23 tain, in a form prescribed by the Secretary, an attes-
24 tation by an official that the State has taken the
25 steps necessary to ensure the veracity of the certifi-

1 cation required under paragraph (1)(A), including,
2 as necessary, by—

3 “(A) amending the definition of ‘manufac-
4 tured home’ in the laws and regulations of the
5 State; and

6 “(B) directing State agencies to amend the
7 definition of ‘manufactured home’ in regula-
8 tions.

9 “(3) ANNUAL RECERTIFICATION.—Not later
10 than a date to be determined by the Secretary each
11 year, a State shall submit to the Secretary an addi-
12 tional certification that—

13 “(A) confirms the accuracy of the initial
14 certification submitted under subparagraph (A)
15 or (B) of paragraph (1); and

16 “(B) certifies that any new laws or regula-
17 tions enacted or adopted by the State since the
18 date of the previous certification does not
19 change the veracity of the initial certification
20 submitted under paragraph (1)(A).

21 “(4) LIST.—The Secretary shall publish and
22 maintain in the Federal Register and on the website
23 of the Department of Housing and Urban Develop-
24 ment a list of States that are up-to-date with the

1 submission of initial and subsequent certifications
2 required under this subsection.

3 “(5) PROHIBITION.—

4 “(A) DEFINITION.—In this paragraph, the
5 term ‘covered manufactured home’ means a
6 home that is—

7 “(i) not considered a manufactured
8 home under the laws and regulations of a
9 State because the home is constructed
10 without a permanent chassis;

11 “(ii) considered a manufactured home
12 under the definition of the term in section
13 603; and

14 “(iii) constructed after the date of en-
15 actment of the Housing Supply Expansion
16 Act of 2025.

17 “(B) BUILDING, INSTALLATION, AND
18 SALE.—If a State does not submit a certifi-
19 cation under paragraph (1)(A) or (3) by the
20 date on which those certifications are required
21 to be submitted—

22 “(i) with respect to a State in which
23 the State administers the installation of
24 manufactured homes, the State shall pro-
25 hibit the manufacture, installation, or sale

1 of a covered manufactured home within the
2 State; and

3 “(ii) with respect to a State in which
4 the Secretary administers the installation
5 of manufactured homes, the State and the
6 Secretary shall prohibit the manufacture,
7 installation, or sale of a covered manufac-
8 tured home within the State.”.

9 (d) OTHER FEDERAL LAWS REGULATING MANUFAC-
10 TURED HOMES.—The Secretary of Housing and Urban
11 Development may coordinate with the heads of other Fed-
12 eral agencies to ensure that Federal agencies treat a man-
13 ufactured home (as defined in Federal laws and regula-
14 tions other than section 603 of the National Manufactured
15 Housing Construction and Safety Standards Act of 1974
16 (42 U.S.C. 5402)) in the same manner as a manufactured
17 home (as defined in section 603 of the National Manufac-
18 tured Housing Construction and Safety Standards Act of
19 1974 (42 U.S.C. 5402)), as amended by this Act.

20 (e) ASSISTANCE TO STATES.—Section 609 of the Na-
21 tional Manufactured Housing Construction and Safety
22 Standards Act of 1974 (42 U.S.C. 5408) is amended—
23 (1) in paragraph (1), by striking “and” at the
24 end;

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

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

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

6 (f) PREEMPTION.—Nothing in this section or the
7 amendments made by this section shall be construed as
8 limiting the scope of Federal preemption under section
9 604(d) of the National Manufactured Housing Construc-
10 tion and Safety Standards Act of 1974 (42 U.S.C.
11 5403(d)).

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