



MEMBERSHIP INFORMATION

2027



OMHA LEGISLATIVE VICTORIES

Real legislative results that benefit OMHA members

Senate Report Advocates Manufactured and Modular Homes

Recently due to OMHA's advocacy, the Ohio Senate Select Committee on Housing's final report included manufactured and modular homes as important solutions to Ohio's housing shortage and affordability. The result has been several pieces of legislation involving various housing-related programs that are currently being considered by the Ohio General Assembly. These measures now include manufactured and modular homes, as well as manufactured housing communities. Updates will be provided as appropriate.

New Law Bans Rent Control

OMHA was a part of a collation of real estate groups that successfully advocated for a new state law banning local governments from enacting Rent Control.

Ohio Department of Commerce (DOC) Regulation of Manufactured Homes

OMHA is playing a vital role in representing our industry in installation, dispute resolution, manufactured home community, retail, and modular 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 regulated. OMHA members will receive ongoing information throughout the process.



NOTE FROM EXECUTIVE DIRECTOR TIM WILLIAMS

Thank you for your interest in the Ohio Manufactured Homes Association (OMHA). Our members are the foundation of our success and play a vital role in strengthening our advocacy efforts on behalf of Ohio's manufactured housing industry.

In recent years, industry professionals from every segment of manufactured housing have joined OMHA and discovered the value that membership provides. We encourage you to take a few moments to review some of OMHA's recent accomplishments and the impact we continue to make on behalf of our members.

As a member, you also gain access to a dedicated team of professionals who are available to answer questions and provide assistance whenever needed. Please feel free to call or email us at any time. We look forward to serving you and helping you succeed.

CONTINUED ON NEXT PAGE



OMHA LEGISLATIVE VICTORIES

Legal Guidance & Compliance Resources

OMHA members have access to free legal guidance from the Association's General Counsel on a variety of industry-related topics. Members also receive access to current model documents and compliance resources, including sales contracts, leases, community rules, advertising language, Red Flags Rule resources, SAFE Act guidance, loan originator information, and more. In addition, OMHA's General Counsel provides regular legal updates and articles addressing common questions and emerging issues affecting Ohio's manufactured housing industry.

Protecting and Advancing Industry Interests

Over the course of the current two-year legislative and regulatory sessions, OMHA is involved in advocacy efforts related to manufactured and modular housing. These efforts include 50 House Bills, 39 Senate Bills, 10-15 legislative amendments, and an estimated 40 proposed regulations. Much of this work involves legislative hearings, interested parties' meetings, meetings with legislators, testimony before legislative and regulatory bodies, extensive policy and legal analysis, and the proposal of legislation and regulatory policy for consideration. OMHA also plays a critical defensive role by helping prevent unintended consequences that could negatively impact our industries.

Supreme Court Rules On Dog Bites Liability In Favor Of MHC

The Ohio Supreme Court overturned the Court of Appeals decision that Manufactured Home Communities are liable for all dog bite injuries. Background: The trial court held that MHC owners cannot be automatically liable (the legal term is "strict liability") for any dog bite injury that occurs in the Community. The Appeals court reversed and held that the MHC was automatically liable for any dog bite injuries that occurred in the Community. The Supreme Court reversed the Appeals court and stated that MHCs cannot be held automatically liable for any injuries caused by dog bites in the Community. This is a victory for all landlords, particularly MHCs.

Abandoned Homes Legislation

OMHA successfully advocated for legislation that streamlines the removal of abandoned homes from manufactured home communities and simplifies the transfer of title in certain situations. OMHA continues to pursue additional improvements to the law, with proposed changes advancing through multiple legislative hearings.

Education & Training

More than 1,500 industry professionals have participated in OMHA's member-discounted training programs covering legal compliance, financing, community management, sales, the SAFE Act, Red Flags Rules, home installation, and more.

Legal Victories

OMHA has successfully challenged zoning barriers across Ohio and worked with the Ohio Attorney General to reduce unnecessary legal requirements in the repossession process, helping save retailers and community owners substantial legal costs.

INITIATIVES

- ▶ **Attorney fee recovery for frivolous fair housing complaints.**
- ▶ **Manufactured homes included in federal disaster assistance programs.**
- ▶ **Blocked EPA authority to seize rental income for water system corrections.**
- ▶ **Strengthened eviction remedies for nuisance and disorderly tenants.**
- ▶ **Secured exemptions from stricter foreclosure requirements.**

Liens & Tax Liability Reform

OMHA helped secure laws that allow community owners to display and sell homes within their communities, improve occupancy, resolve certain liens, and limit back tax liability exposure.

Protecting Communities from Utility Charges

OMHA continues to advocate against attempts to hold manufactured housing communities responsible for tenants' delinquent, directly billed utility accounts.

Modular Housing Advancements

OMHA helped modernize the modular housing program through online plan review submissions, clarification of sales tax issues, improved contractor guidance, and expanded opportunities for modular homes within manufactured housing communities.



MEMBER BENEFITS

- **Legislative and regulatory advocacy that protects your business and our industry**
- **Legal guidance from OMHA's General Counsel**
- **Model contracts, leases, applications, community rules, and other compliance resources**
- **On-demand legal and regulatory webinars**
- **Educational programs, seminars, conferences, and professional development opportunities**
- **Regional networking opportunities with industry professionals throughout Ohio**
- **Timely legislative, regulatory, and industry updates**
- **Access to one of the manufactured housing industry's most respected quarterly publications**
- **Guidance on financing, community operations, Ohio regulations, and public relations**
- **Complimentary company listing on the OMHA website**
- **A trusted source for industry information, laws, regulations, and important data**
- **Discounts and savings through OMHA partner programs**
- **Access to the Annual Golf Outing, networking events, and member gatherings**



EDUCATION

- **On-Demand Legal Webinars**
Member-exclusive training on fair housing, evictions, leases, applications, titles, sales, community rules, and other key legal topics.
- **Community Management & Legal Series**
In-depth education on Ohio laws, community operations, budgeting, marketing, financing, and strategic planning presented by industry and regulatory experts.
- **Installer & Inspector Continuing Education**
Specialized education programs designed to keep industry professionals informed of current requirements, regulations, and best practices.

EXCLUSIVE MEMBER PROGRAMS & SERVICE PARTNERS



Sedgwick Workers' Compensation Program

Access OMHA's workers' compensation group rating program through Sedgwick, offering potential cost savings and competitive rating options for participating employers.



NADA Appraisal Guides

Receive preferred member pricing on selected NADA Appraisal Guides, helping members access trusted valuation resources at a reduced cost.



TransUnion SmartMove Resident Screening

Access discounted resident screening tools through TransUnion SmartMove, including credit, criminal, and background screening resources to support informed leasing decisions.

<https://www.mysmartmove.com/omha>



MH Village Marketing Program

Take advantage of exclusive member benefits through MH Village, including a \$100 advertising credit for qualifying new customers.



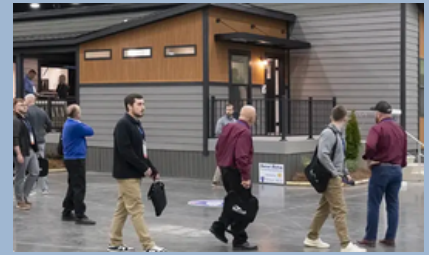
Gallagher

Gallagher Health Insurance Solutions

Insurance | Risk Management | Consulting

Access health insurance and employee benefits solutions through Gallagher, one of the world's leading insurance brokers. OMHA members receive access to coverage options and personalized support to help meet the needs of their businesses and employees. <https://ahs-member-us.ajg.com/omha/>

LOUISVILLE MANUFACTURED HOUSING SHOW



Louisville Manufactured Housing Show January 20-22, 2027 Kentucky Exposition Center

Connect with industry leaders, discover new products and innovations, and build valuable business relationships at one of the nation's premier manufactured housing events.

www.thelouisvilleshow.com

CONSUMER MARKETING & LEAD GENERATION



www.ohmanufacturedhomes.com



www.welcomehomeohio.com

Consumer Website Leads

OMHA promotes manufactured housing through its consumer-focused website, generating homebuyer leads that are referred directly to participating members.

Welcome Home Ohio Website

Increase your visibility through OMHA's consumer marketing efforts and online resources designed to connect prospective buyers with manufactured housing professionals.

Members-Only Online Resources

Access OMHA's secure member portal featuring:

- Legal and compliance documents
- Industry news, statistics, and legislative updates
- Educational webinars and training resources
- Online dues payment and event registration
- Exclusive member communications

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