

What is a Land-Lease Community?

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The term “land-lease community” describes the type of housing arrangement where the resident owns their home but leases the land on which their home is situated.



Land-lease communities may involve a variety of housing forms such as tiny homes, mobile dwellings, and modular homes. These communities might be known as ‘tiny home communities’, ‘mobile home parks’, or ‘manufactured home communities’ – but they all involve multiple homes on one lot where the ownership of the home and the land is separate.



What is Licensing? Why is it Important?

Licensing refers to the process that the owner/Operator of a land-lease community must go through to prove that the community meets all requirements of the municipal by-law. These requirements include quality of drinking water and the maintenance of streets and other infrastructure.

Licensing ensures that land-lease communities are safe and livable for all residents. Licenses are required to be renewed annually.



Depending on where the land-lease community is located in HRM, some of the documents required to obtain an operating license may include:

- Provincial on-site septic or wastewater treatment approval
- Recent drinking water test results from a qualified lab
- Nova Scotia Power inspection report

Should all required documents be submitted and deemed acceptable, HRM staff conducts site inspections to determine that requirements such as street maintenance, proper road signage, safe park and recreation spaces, street lighting, and general upkeep of public areas are being met.

Why a “Land-Lease Community” Instead of a “Mobile Home Park”?

Many communities which were once known as mobile home parks or trailer parks have changed. In most communities, older mobile homes have been replaced with more modern mini-homes. Newer communities often have modular housing or tiny homes. But regardless of the type of housing in a community, residents still lease their land, and rely on the Community Operator to provide services such as water, sewer, and street maintenance. The language used in the existing by-laws is no longer accurate, and often carries a stigma which does not reflect these communities. To focus on the ownership model rather than the inaccurate housing form, the term “land-lease community” is used.

Definitions:

Resident: someone who lives in a land-lease community. They either own or rent their home and lease the land where it is located (in the case of renting, the homeowner may pay the lot lease fee).

Community Operator: the person or corporation that owns the land and leases the land to residents who have homes within the community. Under tenancy regulations, the Operator would be the landlord. The Operator collects the lease fee (also known as lot rent), enforces the rules and is responsible for maintenance of shared spaces and infrastructure.