



***Bulletin 10/00***

**RE:** Vacancy Control

**To:** All N.A.S. System Subscribers

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Following please find an explanation for the N.A.D.A. definition of Vacancy Control.

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***Vacancy Control***

- **Vacancy Control**

In communities without a rent control ordinance, when a manufactured home is re-sold, the community raises the rent/lease to the new owner (tenant), in some cases excessively, above local market levels.

- **Vacancy Decontrol**

In communities with a rent control ordinance, when a manufactured home is re-sold, the community, by regulation, is allowed to adjust the rent/lease to the new owner (tenant), to fair local market levels.

N.A.D.A. Appraisal Guides

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**THIS BULLETIN IS EFFECTIVE IMMEDIATELY.**

This applies to all NAS appraisals.

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