

Re: Item No. 14 - Initial SOS Filing 20 CSR 4240-125.040

Held to rigorous standards at both the Federal and State level, manufactured homes are the most regulated form of housing in today's market. In 2025, 1768 manufactured homes were shipped into Missouri, with the MO Public Service Commission, received only 12 consumer complaints. That's an over 99% satisfaction rate with our homeowners.

Parker Properties supports fair, clear, and accurate enforcement of the federal standards, but unnecessary regulation is the last thing that's needed at a time when there is an extreme affordable housing crisis.

Proposed Amendments:

(2) Installer Responsibilities and Limits.

4. The addition of a fuel gas supply.

Fuel and gas supply connection experts have become increasingly specialized to the point where even gas companies aren't willing to do hook-ups. This is a highly skilled task with an enormous amount of risk and liability. We, as an industry, are currently facing an alarming shortage of certified installers because of the large responsibility they already take on. Parker Properties does not believe it is an appropriate ask to put such a hazardous burden on installers, nor would homeowners want someone who isn't knowledgeable to be tasked with this responsibility.

10. Assuring all exterior and interior close-up work is completed.

This statement is too broad and undefined. For example, many items could be categorized into this ambiguous, umbrella statement that would be strictly cosmetic and wouldn't fall under the authority of the MO Public Service Commission's inspections.

**Sincerely,
Phil Parker
Owner**