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ASK A LAWYER

Is Tenant Liable For Sewer Lines

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Question: In the seven years since moving into our manufactured home, my wife and I have had problems with our sewer line. According to the park's plans, the line was supposed to follow the lot's borders, but ours goes 52 feet into our neighbors' lot. Tree roots have repeatedly caused the line to clog, and the roots are in my neighbor's yard. We rent the land on which our home sits, and our lot agreement says nothing about ownership of the sewer line. Nevertheless, the park's owners say I'm responsible for the repairs. Are they right?

R.M.
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Answer: Generally speaking, the tenant of a manufactured home is responsible for the costs to maintain and repair its sewer lines. You can check to make sure by contacting the Division of Land Sales, Condominiums and Mobile Homes, in Florida's Department of Professional Regulation, which oversees mobile-home parks in Florida. There should also be information about who's responsible for the sewer lines in your park's rules and regulations, which should be posted.

Bottom line: You cannot dig up your neighbors' property without their consent. If you cannot obtain their cooperation, and the park owners refuse to cooperate, you may wish to bring this matter to the attention of the Division of Land Sales, and also to your local Health Department.