

SENATOR CURRY'S AMENDMENT TO CONCEPT DRAFT BILL, LD 365

Amend this bill by striking out the title and substituting the following:

An Act to Establish a 3 Month Moratorium on the Sale of Mobile Home Parks

Amend this bill by striking out the title and substituting the following:

Be it enacted by the People of Maine as follows:

Emergency preamble. Whereas acts and resolves of the Legislature do not become effective until 90 days after adjournment unless enacted as emergencies; and

Whereas the Legislature finds that protecting mobile home parks as an affordable housing option is crucial to addressing the severe housing crisis in the State; and

Whereas prior sales of mobile home parks as part of an investment portfolio have led to an increase in rent and lot fees making living in a mobile home park unaffordable for low- and moderate-income individuals; and

Whereas the Legislature is currently considering bills to amend current law to better protect a mobile home park owner's right to sell their park at market rate, while providing mobile homeowners living in the park the opportunity to purchase the park at market rate; and

Whereas the sale of 3 mobile home parks with approximately 350 mobile home lots, is pending and may occur before such legislation is finalized; and

Whereas, in the judgment of the Legislature, these facts create an emergency within the meaning of the Constitution of Maine and require the following legislation as immediately necessary for the preservation of the public peace, health, and safety; now therefore,

Sec. 1. 10 MRSA §9094-B is enacted to read:

§9094-B. Moratorium on sale of mobile home parks. Notwithstanding any provision of law to the contrary, the owner of a mobile home park may not sell or transfer ownership of a mobile home park prior to October 31, 2025. This section of law is repealed on November 1, 2025.

Emergency clause. In view of the emergency cited in the preamble, this legislation takes effect when approved.

SUMMARY

This amendment changes the title and replaces the bill, which is a concept draft. It adds an emergency preamble and clause and prevents the sale or transfer of ownership of a mobile home park before October 31, 2025. The law is repealed effective November 1, 2025