



132nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2025

Legislative Document

No. 1067

S.P. 451

In Senate, March 18, 2025

An Act to Improve the Process for Mobile Home Owners to Purchase Their Mobile Home Park

Received by the Secretary of the Senate on March 14, 2025. Referred to the Committee on Housing and Economic Development pursuant to Joint Rule 308.2 and ordered printed.

A handwritten signature in black ink, appearing to read 'D M Grant'.

DAREK M. GRANT
Secretary of the Senate

Presented by Senator BRADSTREET of Kennebec.
Cosponsored by Senators: CYRWAY of Kennebec, MARTIN of Oxford, Representatives:
COLLINS of Sidney, DRINKWATER of Milford.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 10 MRSA §9094-A, sub-§3-A**, as enacted by PL 2023, c. 378, §4, is
3 amended to read:

4 **3-A. Group of mobile home owners or a mobile home owners' association**
5 **purchase.** The owner of a mobile home park shall consider any offer received before the
6 60th day after the date the notice was mailed as required by subsection 1 from a group of
7 mobile home owners or a mobile home owners' association, as long as the mobile home
8 owners of at least ~~51%~~ 60% of the mobile homes in the mobile home park that are occupied
9 by the mobile home owner or a family member of the mobile home owner sign a petition
10 or otherwise indicate in writing that they support making the offer. The owner of the
11 mobile home park shall negotiate in good faith with the group of mobile home owners or
12 the mobile home owners' association concerning a purchase pursuant to an offer made
13 under this subsection. For the purposes of this subsection, negotiating in good faith does
14 not require the owner of a mobile home park to accept an offer to purchase made by a group
15 of mobile home owners or the mobile home owners' association. An offer made by the
16 group of mobile home owners or the mobile home owners' association must include a
17 purchase and sale agreement. If the owner of the mobile home park accepts the offer of
18 the group of mobile home owners or the mobile home owners' association, the group of
19 mobile home owners or the mobile home owners' association must obtain appropriate
20 financing before the 90th day after the execution date of the purchase and sale agreement.

21 **Sec. 2. 10 MRSA §9094-A, sub-§6** is enacted to read:

22 **6. Solicitation of mobile home owners.** A mobile home owners' association may not
23 contact a mobile home owner in the mobile home park more than 3 times about the mobile
24 home owners' association purchasing the mobile home park.

25 SUMMARY

26 This bill increases from 51% to 60% the percentage of mobile home owners needed to
27 indicate in writing that they support a group of mobile home owners or a mobile home
28 owners' association making an offer to purchase the mobile home park where their mobile
29 homes are located. The bill also prohibits a mobile home owners' association from
30 contacting mobile home owners more than 3 times about the purchase of the mobile home
31 park.