

Date:

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## HOUSING AND ECONOMIC DEVELOPMENT

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### STATE OF MAINE HOUSE OF REPRESENTATIVES 132ND LEGISLATURE FIRST SPECIAL SESSION

COMMITTEE AMENDMENT “ ” to H.P. 1184, L.D. 1765, “An Act to Ensure Affordability and Stability in Housing for Mobile Home Park Residents”

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

**'An Act to Ensure Affordability and Stability in Residential Housing and in Manufactured Housing Communities'**

Amend the bill by striking out everything after the enacting clause and inserting the following:

**'Sec. 1. 10 MRSA §9082**, as amended by PL 2017, c. 210, Pt. B, §29, is further amended to read:

**§9082. License required**

A person may not conduct, control, manage or operate, for compensation, directly or indirectly, any manufactured housing community unless licensed by the board. Licenses issued must be displayed in a place readily visible to customers or other persons using a licensed establishment.

Any person desiring a license shall submit satisfactory evidence, in a form acceptable to the board, of that person's ability to comply with the minimum standards of this subchapter and all rules adopted under this subchapter.

An applicant for a license to operate a manufactured housing community shall include the following information with the license application:

**1. Applicant's name.** The applicant's legal name;

**2. Parent or subsidiary corporation.** The legal name of all parent or subsidiary corporations of the applicant and companies owned by the applicant;

**3. Number of sites in manufactured housing community to be licensed.** The number of sites in the manufactured housing community to be licensed;

1        **4. Number of sites in manufactured housing community occupied.** The number of  
2        sites in the manufactured housing community occupied as of the date of the application, if  
3        any;

4        **5. Lot rent.** The minimum and maximum lot rent in effect as of the date of the  
5        application, if any;

6        **6. Age or income requirements.** Age or income requirements for homeowners living  
7        in the manufactured housing community;

8        **7. Seasonal.** Whether the manufactured housing community is seasonal; and

9        **8. Common expenses.** The most common expenses included in the calculation of rent  
10       and fees, such as pet fees, vehicle fees, ground maintenance costs, snow removal costs,  
11       trash pickup costs, laundry facility costs and the cost of providing additional storage.

12       **Sec. 2. Office of Policy Innovation and the Future to design strategies;**  
13       **report.** The Office of Policy Innovation and the Future, established in the Maine Revised  
14       Statutes, Title 5, section 3102, shall:

15       1. Develop a model rent stabilization ordinance for use by municipalities and post the  
16       model ordinance on the office's publicly accessible website;

17       2. Identify barriers to and solutions for building residential dwelling units in vacant  
18       lots;

19       3. Explore opportunities to provide technical and financial support to manufactured  
20       housing community homeowners to maintain the affordability of rent and fees within the  
21       community;

22       4. Recommend ways to proactively support manufactured housing community  
23       homeowners who seek to form a cooperative or other organization or align with a nonprofit  
24       organization to purchase the homeowners' housing community; and

25       5. Evaluate traditional mortgages as a financing option for manufactured housing  
26       community homeowners who wish to purchase their manufactured housing community.

27       In conducting activities required by this section, the Office of Policy Innovation and  
28       the Future may work with other state agencies or interested parties.

29       By December 31, 2025, the office shall submit a report to the Joint Standing Committee  
30       on Housing and Economic Development with the results of the work required in this  
31       section. The committee may report out legislation based on the report to the Second  
32       Regular Session of the 132nd Legislature.'

33       Amend the bill by relettering or renumbering any nonconsecutive Part letter or section  
34       number to read consecutively.

## SUMMARY

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36       This amendment, which is the majority report of the committee, replaces the bill. It  
37       requires additional information to be submitted by the applicant for a license to operate a  
38       manufactured housing community under the Maine Revised Statutes, Title 10, chapter 951.  
39       It requires the Office of Policy Innovation and the Future to complete tasks designed to  
40       further protect affordable housing in the State. The office is required to submit a report to  
41       the Joint Standing Committee on Housing and Economic Development by December 31,

COMMITTEE AMENDMENT “ ” to H.P. 1184, L.D. 1765

1 2025, and the committee has the authority to report out legislation based on the report to  
2 the Second Regular Session of the 132nd Legislature.

3 **FISCAL NOTE REQUIRED**

4 **(See attached)**