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Date: (Filing No. H-)

HOUSING AND ECONOMIC DEVELOPMENT

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**STATE OF MAINE
HOUSE OF REPRESENTATIVES
132ND LEGISLATURE
SECOND REGULAR SESSION**

COMMITTEE AMENDMENT “ ” to H.P. 1506, L.D. 2231, “An Act to Support Owners of Manufactured Housing, Mobile Homes and Tiny Homes”

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

'An Act to Support Owners of Manufactured Housing'

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

'Sec. 1. 10 MRSA §9093-B, sub-§4, as enacted by PL 2025, c. 399, §2, is amended to read:

4. Mediation. Within 15 days of the date of the notice under subsection 3, paragraph B, the parties shall mutually select an independent 3rd-party mediator to facilitate the discussion of the proposed lot rent or fee increase. Within 30 days of the date the request for mediation was mailed under subsection 3, the parties shall meet with the mediator for the purpose of attempting to resolve the dispute. The owner of the manufactured housing community shall pay all costs for the mediator and the mediation. If the owner of the manufactured housing community acts in bad faith with respect to the request for mediation or the mediation process, the lot rent or fee increase may not take effect for at least 6 months from the date the request for mediation is mailed under subsection 3. Failure of the owner of the manufactured housing community, or the owner's authorized representative, to participate in mediation, is an example of bad faith. It is bad faith for the owner of the manufactured housing community, or the owner's authorized representative, to require, request or obtain a nondisclosure agreement or similar agreement from a manufactured home owner as part of the mediation process.'

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

COMMITTEE AMENDMENT

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SUMMARY

This amendment, which is the minority report of the committee, replaces the bill and changes the title. The amendment clarifies that if an owner of a manufactured housing community requires, requests or obtains a nondisclosure agreement or similar agreement from a manufactured home owner in a manufactured housing community as part of the mediation process, the community owner is acting in bad faith.