

STATE OF MAINE

—  
IN THE YEAR OF OUR LORD  
TWO THOUSAND TWENTY-FIVE

—  
S.P. 433 - L.D. 1016

**An Act to Establish the Manufactured Housing Community and Mobile  
Home Park Preservation and Assistance Fund**

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

**Sec. 1. 10 MRSA §9090-A** is enacted to read:

**§9090-A. Transfer assessment**

**1. Fee payment required.** The purchaser of a manufactured housing community shall pay to the registry of deeds of the county where all or a majority of the acreage of the purchased real property associated with the manufactured housing community is located a fee equal to \$10,000 for each manufactured housing community lot in the manufactured housing community. The money must be paid to the registry of deeds when the deed of the manufactured housing community is offered for recordation.

**2. Exceptions.** The following entities are not required to pay the fee under subsection 1:

A. The Maine State Housing Authority;

B. A municipal housing authority as defined in Title 30-A, section 4702, subsection 10-A;

C. A cooperative or other entity in which membership is limited to manufactured home owners; and

D. Entities, together with affiliated and related entities, that have a net worth of less than \$50,000,000.

**3. Attestation of net worth.** An entity claiming an exemption under subsection 2, paragraph D shall provide the register of deeds with an attestation of net worth when the deed for the manufactured housing community is offered for recordation and any other information or documentation as required by the Department of Professional and Financial Regulation by rule.

**4. Evidence of payment; disposition of fee.** Evidence of the fee payment under subsection 1 or an exception to the fee requirement under subsection 2 must be retained by the registry of deeds of the county where all or a majority of the acreage of the purchased

real property associated with the manufactured housing community is located in a manner established by the register of deeds. The register of deeds shall, on or before the 10th day of each month, pay to the Treasurer of State 95% of the fee collected pursuant to this section during the previous month. The remaining 5% must be retained for the county by the register of deeds and accounted for to the county treasurer as reimbursement for services rendered by the registry of deeds in collecting the fee.

**5. Distribution of State's share of proceeds.** The State Controller shall credit all fees received pursuant to this section to the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund established in Title 30-A, section 4754-B.

**Sec. 2. 10 MRSA §9094-B** is enacted to read:

**§9094-B. Transfer assessment**

**1. Fee payment required.** The purchaser of a mobile home park shall pay to the registry of deeds of the county where all or a majority of the acreage of the mobile home park is located a fee equal to \$10,000 for each mobile home park lot within the mobile home park. The money must be paid to the registry of deeds when the deed of the mobile home park is offered for recordation.

**2. Exceptions.** The following entities are not required to pay the fee under subsection 1:

A. The Maine State Housing Authority;

B. A municipal housing authority as defined in Title 30-A, section 4702, subsection 10-A;

C. A cooperative or other entity in which membership is limited to mobile home owners; and

D. Entities, together with affiliated and related entities, that have a net worth of less than \$50,000,000.

**3. Attestation of net worth.** An entity claiming an exemption under subsection 2, paragraph D shall provide the register of deeds with an attestation of net worth when the deed for the mobile home park is offered for recordation and any other information or documentation as required by the Department of Professional and Financial Regulation by rule.

**4. Evidence of payment; disposition of fee.** Evidence of the fee payment under subsection 1 or an exception to the fee requirement under subsection 2 must be retained by the registry of deeds of the county where all or a majority of the acreage of the mobile home park is located in a manner established by the register of deeds. The register of deeds shall, on or before the 10th day of each month, pay to the Treasurer of State 95% of the fees collected pursuant to this section during the previous month. The remaining 5% must be retained for the county by the register of deeds and accounted for to the county treasurer as reimbursement for services rendered by the county in collecting the fee.

**5. Distribution of State's share of proceeds.** The State Controller shall credit all fees received pursuant to this section to the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund established in Title 30-A, section 4754-B.

**Sec. 3. 30-A MRSA §4754-B** is enacted to read:

**§4754-B. Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund**

The Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund, referred to in this section as "the fund," is established within the Maine State Housing Authority as a nonlapsing, dedicated fund to be administered for the purposes described in subsection 1.

**1. Purpose.** The Maine State Housing Authority shall administer the fund to maintain housing affordability in manufactured housing communities and mobile home parks, regulated by Title 10, chapter 951, subchapter 6 and chapter 953, respectively, to support ownership of manufactured housing communities and mobile home parks by homeowners, homeowners' associations, resident-owned housing cooperatives or other nonprofit entities representing the interests of homeowners in manufactured housing communities or mobile home parks.

**2. Source of funds.** The State Controller shall transfer to the fund the money collected under Title 10, sections 9090-A and 9094-B. The fund may accept revenue from grants, bequests, gifts or contributions from any source, public or private, including any sums that may be appropriated by the Legislature, transferred to the fund from time to time by the State Controller dedicated to the fund pursuant to law.

**Sec. 4. Department of Professional and Financial Regulation; rules.** The Department of Professional and Financial Regulation shall adopt rules to establish a method for determining the net worth of an entity, together with affiliated and related entities, claiming an exemption from the fees required by the Maine Revised Statutes, Title 10, section 9090-A, subsection 1 and 9094-B, subsection 1. The rules must include the evidence and documentation necessary for a purchaser of a manufactured housing community or a mobile home park to provide to the register of deeds when offering a deed for recordation and the record-keeping obligations of the register of deeds. When developing rules, the department shall consider whether information on the incorporation of the entity is useful. Rules adopted pursuant to this section are routine technical rules as defined in Title 5, chapter 375, subchapter 2-A.

**Sec. 5. Appropriations and allocations.** The following appropriations and allocations are made.

**HOUSING AUTHORITY, MAINE STATE**

**Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund N523**

Initiative: Provides base allocations to authorize expenditures to support ownership of manufactured housing communities and mobile home parks by owners of manufactured homes and mobile homes.

| <b>OTHER SPECIAL REVENUE FUNDS</b>       | <b>2025-26</b> | <b>2026-27</b> |
|--|----------------|----------------|
| All Other                                | \$500          | \$500          |
| <b>OTHER SPECIAL REVENUE FUNDS TOTAL</b> | <b>\$500</b>   | <b>\$500</b>   |