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HOUSING AND ECONOMIC DEVELOPMENT

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STATE OF MAINE

SENATE

132ND LEGISLATURE

FIRST SPECIAL SESSION

COMMITTEE AMENDMENT “ ” to S.P. 157, L.D. 365, “An Act to Respond to the Housing Affordability and Accessibility Crisis in Maine”

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

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

Amend the bill by inserting after the title and before the enacting clause the following:

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

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

Whereas, the sale of mobile home parks often results in an increase in lot rent and lot fees, making living in a mobile home park unaffordable for low-income and moderate-income individuals; and

Whereas, the Legislature is currently considering legislation to amend Maine's laws to support a mobile home park owner's right to sell the owner's park at market rate, while providing mobile home owners living in the park the opportunity to purchase the park at market rate and better maintain the future affordability of the park; and

Whereas, the Legislature needs time to enact and implement laws to provide such protection to park owners and mobile home owners; 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,'

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

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

COMMITTEE AMENDMENT

1 **§9094-B. Moratorium on sale of mobile home parks; repeal**

2 Notwithstanding any provision of law to the contrary and except as otherwise provided
3 in this section, the owner of a mobile home park may not sell or transfer ownership of a
4 mobile home park or enter into a binding contract to sell a mobile home park that contains
5 more than 25 lots. This section does not apply if the mobile home owners in the mobile
6 home park or a mobile home owners' association does not provide notice in accordance
7 with section 9094-A, subsection 3-A that the mobile home owners or association support
8 making an offer to purchase the mobile home park or when the sale or transfer of a mobile
9 home park is between family members.

10 This section is repealed 91 days after the adjournment of the First Special Session of
11 the 132nd Legislature.

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

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

16 **SUMMARY**

17 This amendment replaces the bill, which is a concept draft, and changes the title. It
18 imposes a moratorium on the sale of mobile home parks with more than 25 lots until 91
19 days after adjournment of the First Special Session of the 132nd Legislature. The
20 moratorium does not apply if the mobile home owners in a mobile home park or a mobile
21 home owners' association does not notify the mobile home park owner that the mobile
22 home owners or association support making an offer to purchase the mobile home park in
23 accordance with the Maine Revised Statutes, Title 10, section 9094-A, subsection 3-A or
24 if the sale or transfer of the mobile home park is between family members.