

Date:

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TAXATION

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STATE OF MAINE

SENATE

132ND LEGISLATURE

FIRST SPECIAL SESSION

COMMITTEE AMENDMENT “ ” to S.P. 686, L.D. 1768, “An Act to Protect Residents of Mobile Home Parks by Amending the Real Estate Transfer Tax”

Amend the bill by striking out all of section 1 and inserting the following:

'Sec. 1. 30-A MRSA §4852, sub-§2, ¶A, as repealed and replaced by PL 1989, c. 48, §§5 and 31, is amended by amending subparagraph (5) to read:

(5) Pay the administrative costs of state public bodies or other public instrumentalities and private, nonprofit corporations directly associated with housing projects; ~~and~~

Sec. 2. 30-A MRSA §4852, sub-§2, ¶A, as repealed and replaced by PL 1989, c. 48, §§5 and 31, is amended by enacting a new subparagraph (5-A) to read:

(5-A) Maintain housing affordability in mobile home parks to support ownership of mobile home parks by mobile home owner's associations, resident-owned housing cooperatives or other nonprofit entities representing the interests of mobile home owners in mobile home parks; and'

Amend the bill by striking out all of section 4 and inserting the following:

'Sec. 4. 36 MRSA §4641-C, sub-§22 is enacted to read:

22. Certain deeds of mobile home park. Deeds conveying ownership of a mobile home park from its owner to a majority of residents of the park at the time of conveyance who are residents of the State or a mobile home owners' association of the mobile home park organized in this State when the conveyance is made pursuant to Title 10, section 9094-A.

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

**ADMINISTRATIVE AND FINANCIAL SERVICES, DEPARTMENT OF
Revenue Services, Bureau of 0002**

Initiative: Provides one-time funding for computer programming costs.

GENERAL FUND	2025-26	2026-27
All Other	\$53,000	\$0
GENERAL FUND TOTAL	\$53,000	\$0

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

SUMMARY

This amendment, which is the majority report of the committee, removes the bill's provision requiring the real estate transfer tax received by the State from buyers of mobile home parks be allocated entirely to the Housing Opportunities for Maine Fund within the Maine State Housing Authority. The amendment adds a provision modifying the purposes of the Housing Opportunities for Maine Program to include maintaining housing affordability in mobile home parks to support ownership of mobile home owner's associations, resident-owned housing cooperatives or other nonprofit entities representing the interests of mobile home owners in mobile home parks.

FISCAL NOTE REQUIRED

(See attached)