



19 Community Drive • Augusta, Maine 04330 • (207) 622-7501 • Fax: (207) 623-3590

Testimony in Opposition of LD 887 (“An Act to Amend the Regulation of Mobile Home Parks”)

J. Andrew Cashman on behalf of the Maine Association of REALTORS®

March 23, 2023

Senator Carney, Representative Moonen and members of the Joint Standing Committee on Judiciary, my name is Andy Cashman. I am the Founder of Resolve Government Relations and we represent the Maine Association of REALTORS®, a professional trade association established in 1936 with over 6,500 members statewide. REALTORS® grow Maine’s economy and build Maine communities. Our members represent buyers and sellers involved in both residential and commercial real estate transactions. Our membership also includes industry affiliates, such as lenders, closing agents, title agents, appraisers, building inspectors, surveyors, etc. The Maine Association is chartered by the National Association of REALTORS® (NAR), the largest trade association in the country.

The Maine Association of REALTORS® opposes LD 887. The bill would drastically increase the time required for an owner of a mobile home park to provide notice of an eviction to tenants when the eviction is due to a change of the park’s intended use.

This bill would cause significant delays involving real estate transactions and development. Property owners wanting to change the use of their property should not be held to a different standard than other businesses. The intent for reuse could benefit the community and excessively extending the notice period could cause significant delays in development or untimely holds on the transfer of real property. Increasing the notice for evictions in these circumstances would likely create more strain on Maine’s fragile housing supply. Furthermore, when a mobile home park is converted or developed for other land uses, in particular owner-occupied dwellings, then property taxes can be collected, adding to a community’s economic stability and growth.

As stewards of protecting private property rights, we believe that real property ownership contributes to economic stability and self-sufficiency. Property owners should be able to use, dispose and transfer real property how they see fit, to include for investment or business use. We advocate for the adoption of local planning and zoning policies that encourage housing and economic development and availability of all housing types including factory-built housing, modular housing, manufactured housing, tiny homes, and other types of housing for ownership or tenancy. We do not agree that lengthening the timeframe from which one can change use of property is beneficial for Maine property owners and housing development.



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For these reasons, we respectfully urge you to vote Ought Not to Pass on LD 887. Thank you for your time and consideration.