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131st Legislature Housing Committee:

LD 1931- An Act to Foster Stable and Affordable Home Ownership in Mobile Home Parks by Amending the Laws Relating to the Sale of Mobile Home Parks"

I am writing to ask you to **oppose LD 1931**. I own a small mobile home park in Central Maine. It had excessive deferred maintenance, vacant lots, unkempt homes and unpaying tenants, and water leaks. They also had some hard working, dedicated mobile homeowners. Years of lots of hard work, early days, and late nights, as well as good and fair customer service have paid off. I have wonderful tenants and a community that I am proud to own and manage. I have serious concerns about the violations of privacy in this bill that would require disclosure of an offer price. If we open this door, the reverse would be true- to share the tenant association offer price with a private buyer to see if they would like to outbid them.

Right now, if I decided to put my parks up for sale, they would be on the open real estate market for **anyone** to make an offer. The open and transparent nature of having something up for sale allows for a tenant association, private investor, single resident, or anyone to make a bid. This bill ties the hands if a single resident wanted to purchase the park. Even the current condo association laws require 100% vote on major items.

Additionally, If I were to sell my parks the new owner would be required to operate it as a mobile home park for at least two years. This would give the current land lease holders a fair amount of time to find a new location for their mobile home. Two years is a lot of time, but I think a reasonable and fair amount of notice to give someone to move their home because a new owner might want to use the park for another use. However, it would be very uncommon in the rural and residential areas where most parks are located to change their use by a new owner. By removing this provision, LD 1931 will strip the right of the land lease holder to a 2-year period to move their home and tie my hands on listing and selling my properties that I have worked hard to improve.

Please oppose LD 1931.

Donna Hodges