

Michael Oneglia
22 RW MacLeod Lane
Belfast, ME 04915

May 14, 2025

RE: Opposition to LD365

Dear Members of the Committee,

I am writing to express my strong opposition to LD365. While I understand and respect the Legislature's intent to protect tenants and ensure transparency in the sale of manufactured housing communities, this proposed legislation would have unintended and unfair consequences on property owners like myself who have acted in good faith and complied fully with existing law.

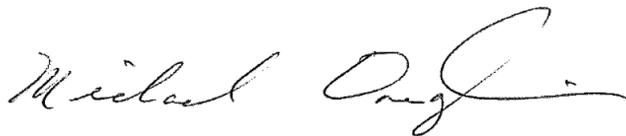
In accordance with current legal requirements, I have already provided notice to the tenants in my communities and offered them a legitimate opportunity to purchase the parks. At considerable effort and expense, I ensured that all proper procedures were followed. Despite these efforts, I received no response or indication of interest from the tenants.

Now, after investing significant resources and nearing the final stages of a sale, LD365 threatens to halt the transaction. This delay—mandating an additional waiting period ending November 1, 2025—would likely result in the loss of a qualified and willing buyer, undermining months of work and jeopardizing a critical business transaction. We can only imagine what further hurdles may be imposed by the time I am able to bring the property back to market in November.

LD365 may not be intended to retroactively impact sales already in progress, but that would be its effect. It places an unfair burden on property owners who have followed the rules and acted in good faith. I urge you to consider the very real consequences this bill would have on small business owners, and to recognize the disruption and economic harm it would cause to those of us who are simply trying to exercise our rights within the bounds of the law.

Please vote **NO** on LD365.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael Oneglia". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Michael Oneglia