



Cameron Reny  
Senator, District 13

THE MAINE SENATE  
132nd Legislature

3 State House Station  
Augusta, Maine 04333

*Testimony of Sen. Cameron Reny introducing*  
**LD 1016, "An Act to Establish the Manufactured Housing Community and  
Mobile Home Park Preservation and Assistance Fund,"**  
*Before the Joint Standing Committee on Housing and Economic Development*  
March 25, 2025

Senator Curry, Representative Gere, and honorable members of the Joint Standing Committee on Housing and Economic Development, I am Senator Cameron Reny, and I represent District 13, which includes most of Lincoln County and the towns of Washington and Windsor. Today, I am presenting LD 1016, "An Act to Establish the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund."

Mobile homes and manufactured housing parks are some of the last truly affordable housing options in our state. Many of our older Mainers, low-income families, and veterans live in these parks. The way parks traditionally work is a land owner rents out the property lots to tenants, the tenant pays property taxes, and the residents own their actual mobile home. This is why the cost of rent on mobile home parks is typically lower than a traditional living situation, because you are simply paying for the land. However, there are some mobile home and manufactured housing parks that provide quality of life incentives to tenants, such as trash pickup, lawn maintenance, well-water maintenance, etc. These fees are typically laid out upon a rental agreement to ensure tenant and land-owner are in agreeance.

What's happening across our state to residents of these parks is changing this dynamic. Out-of-state companies are buying mobile home parks and increasing the rents to almost double. I've seen responses from these companies saying, "If tenants were genuinely concerned with the price of the lot, they would move." This shows a complete disregard of what Mainers are going through, and a disconnect from the costs to not only move, but how much the cost of rent has gone up across all mobile home parks due to out-of-state buy-outs. If tenants try to move, it can be expected to cost anywhere from \$1,500 to \$10,000 depending on the home.

An article in The Bangor Daily News highlights a group of residents from a mobile home park in Wiscasset working together to create an informal tenants group with a goal to fight rent increases for poor living conditions within neighboring parks. This group began meeting after rent had been hiked 32% in some cases. In addition, residents began to notice unnecessary fines and fees on top of needed repairs being delayed. Residents have even been photographed clearing out their own culverts to avoid flooding; and, in one park, residents rely on a 19-year-old living with his grandmother who does repairs with his own funds to be able to safely drive down the roads within the park. A park in my district did not have reliable potable water for 7 months. That means no reliable means to cook, bathe, or wash.

The Mobile Home Park Preservation and Assistance Fund put into statute by this bill would help preserve these parks as affordable housing. This fund is temporary as of now. It is being funded through last year's supplemental budget. Its purpose is to maintain housing affordability in manufactured housing communities and mobile home parks and to support ownership of manufactured housing communities and mobile home parks by owners' associations, resident-owned housing cooperatives, or other nonprofit entities. So far, this fund has helped residents of two Maine communities purchase their parks, preserving 400 units of affordable housing. The fund is slated to help another community buy their park, saving an additional 42 units of affordable housing soon.

This Mobile Home Park Preservation and Assistance Fund could help more Mainers with more funding, and this bill addresses this issue as well. Purchases of mobile home parks by wealthy entities would be subject to a \$10,000 per lot assessment, which would go directly to the Preservation Fund. You can think of it like funds that developers can opt to pay into instead of building affordable units in apartment buildings or other housing developments. Now, I have no intention to penalize or de-incentivize the purchase of these parks by everyone. There are exceptions to this fee for state and municipal housing authorities, resident/owner cooperatives, and smaller entities and individuals (net worth less than \$50 million) would be exempt from the fee. Structuring the fee in this way encourages the continuation of mobile home park ownership as the purview of small business or residents themselves. It will also cause large wealthy national corporations to chip in for a beneficial fund if they decide to buy the land underneath our people's homes for profit.

Thank you for your time and consideration. I am happy to answer any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Cameron Reny". The signature is fluid and cursive, with the first name "Cameron" written in a larger, more prominent script than the last name "Reny".

**Cameron Reny**

State Senator, District 13

*Representing Lincoln County and the towns of Washington and Windsor*

## **An Act to Establish the Mobile Home Park Preservation and Assistance Fund**

Be it enacted by the People of the State of Maine as follows:

**Sec. 1. 10 MRSA §9094-A, sub-§6** is enacted to read:

**6. Transfer assessment; exceptions.** Beginning January 1, 2026, the purchaser of a mobile home park shall pay to the Maine State Housing Authority an amount equal to \$10,000 for each licensed mobile home lot within the mobile home park. The money must be transmitted to the State Treasurer within 30 days of the purchase. The following entities are not required to pay the transfer assessment:

A. The Maine State Housing Authority;

B. A municipal housing authority, as defined in Title 30-A, section 4702, subsection 10-A, or any affiliate thereof;

C. An association, cooperative or other entity in which membership is limited to owners of mobile homes in the mobile home park being purchased; and

D. An entity which, together with any affiliated or related entities, has a net worth of less than \$50,000,000. For purposes of this paragraph, "affiliated or related entities" means, with respect to any entity, (i) any entity directly or indirectly controlling, controlled by, or under common control with such entity, (ii) any entity owning or controlling ten percent (10%) or more of the outstanding voting interests of such entity, (iii) any officer, director, or general partner of such entity, or (iv) any entity or natural person who is an officer, director, general partner, trustee, or holder of ten percent (10%) or more of the voting interests of any entity described in clauses (i) through (iii) of this sentence. For purposes of this definition, the term "controls," "is controlled by," or "is under common control with" shall mean the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a person or entity, whether through the ownership of voting securities, by contract or otherwise.

**Sec. 2. 30-A MRSA §4754-B** is enacted to read:

### **§4754-B. Mobile Home Park Preservation and Assistance Fund**

The Mobile Home Park Preservation and Assistance Fund, referred to in this section as "the fund," is established within the Maine State Housing Authority as a nonlapsing, dedicated fund to be administered for the purposes described in subsection 1.

**1. Purpose.** The Maine State Housing Authority shall administer the fund to maintain housing affordability in mobile home parks, regulated by Title 10, chapter 953, to support ownership of mobile home parks by owners' associations, resident-owned housing cooperatives or other entities representing the interests of homeowners in mobile home parks.

**2. Source of funds.** The State Controller shall transfer into the fund the money collected under Title 10, section 9094-A, subsection 6. The fund may accept revenue from grants, bequests, gifts or contributions from any source, public or private, including any sums that may be appropriated by the Legislature, transferred to the fund from time to time by the State Controller or dedicated to the fund pursuant to law.

### **SUMMARY**

This bill creates the Mobile Home Park Preservation and Assistance Fund to be administered by the Maine State Housing Authority. The fund's purpose is to support ownership of mobile home parks by owners

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of mobile homes and the affordability of mobile home parks. To support the fund, the bill creates a transfer assessment to be paid by certain buyers of mobile home parks equal to \$10,000 for each licensed mobile home lot in the park.