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THE MAINE SENATE
132nd Legislature

3 State House Station
Augusta, Maine 04333

LD 1067

An Act to Improve the Process for Mobile Home Owners to Purchase Their Mobile Home Park.

Joint Standing Committee on Housing and Economic Development

Tuesday, April 1, 2025

1:00pm

Senator Curry, Representative Gere, and esteemed members of the Joint Standing Committee Housing and Economic Development: I'm Dick Bradstreet; I represent Senate District 15, which includes Augusta, Belgrade, China, Mount Vernon, Sidney and Vassalboro. I'm here today to present LD 1067, *An Act to Improve the Process for Mobile Home Owners to Purchase Their Mobile Home Park*.

During the 131st Legislature, a law was enacted that gave tenants of a manufactured housing community an opportunity to purchase that community if it was put up for sale and the owner had a bonafide offer to purchase it. Essentially, the buy-sell process would be stalled to allow the tenants time to organize and pursue financing for the purchase. For your convenience, I have attached Public Law Chapter 378, which is the pertinent statute governing this matter. LD 1067 seeks to do two things: amend Subsection 3-A, which is at the top of Page 2, to require at least 60% of the mobile home owners to agree to purchase the community – Rather and the Current 51%; and to add a section that prohibits a mobile homeowner's association from contacting mobile home owners more than 3 times about the purchase of the mobile home community.

Regarding the first request: I believe that in a matter of this magnitude, being part of a group that is endeavoring to take on what could easily be the largest transaction that any of them will ever be part of, should require more buy-in than a simple majority. When the purchase of such a property, along with the resulting responsibilities and liabilities, is decided by a small majority of people, those who chose not to take part in the purchase, are much more likely to be dissatisfied with the outcome than they would be if they knew that a substantial majority of their fellow tenants were willing to be a part of the purchasing group. Why 60%? While a simple majority does not ensure a large enough coalition necessary for a group decision of this caliber,

2/3rds majority would place too much of a burden on the purchase of the mobile home community. I think 60% helps ensure that a wider coalition supports the purchase, while not harming the process.

On the second request – I have heard that in some cases, tenants of the community were repeatedly visited and pressured by both those wishing to organize and purchase and by those who were strongly opposed to it. Most people who live in these communities do so for their own peace and enjoyment - they do not want to be harassed and antagonized. I believe 3 times is sufficient for a proponent to make the case for purchasing. Establishing this limit will also help ensure that proponents will have done all their homework prior to pushing for the purchase. I understand that this would probably be difficult to enforce, but at least it would give tenants the ability to say they've heard enough!

Thank you for your time, and I hope you give this bill a favorable outcome. I am happy to answer questions.

STATE OF MAINE

—
IN THE YEAR OF OUR LORD
TWO THOUSAND TWENTY-THREE

—
H.P. 1239 - L.D. 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**

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

Sec. 1. 10 MRSA §9094-A, sub-§1, as enacted by PL 1989, c. 768, is repealed and the following enacted in its place:

1. Notice required. The owner of a mobile home park shall give notice of the intent to sell the mobile home park to each owner of a mobile home in the mobile home park and to the Maine State Housing Authority. The owner of the mobile home park may not make a final unconditional acceptance of an offer for the sale of the mobile home park earlier than the 60th day after the date the notice was mailed as required by this subsection. The notice must include:

A. A statement that a group of mobile home owners or a mobile home owners' association of the mobile home park may make an offer to purchase the mobile home park within 60 days of the mailing date of the notice; and

B. Either:

(1) The price, terms and conditions for which the owner of the mobile home park intends to sell the mobile home park; or

(2) The price, terms and conditions of any acceptable offer the owner of the mobile home park has received for the mobile home park, including a signed copy of the written offer that contains a description of the property. The owner may redact the name, address, contact information or other identifying information of the party making the offer.

The notice must be mailed by certified mail, return receipt requested, to each mobile home owner at the mobile home owner's home address and to the Maine State Housing Authority.

Sec. 2. 10 MRSA §9094-A, sub-§2, as enacted by PL 1989, c. 768, is repealed.

Sec. 3. 10 MRSA §9094-A, sub-§3, as enacted by PL 1989, c. 768, is repealed.

Sec. 4. 10 MRSA §9094-A, sub-§3-A is enacted to read:

3-A. Group of mobile home owners or a mobile home owners' association purchase. The owner of a mobile home park shall consider any offer received before the 60th day after the date the notice was mailed as required by subsection 1 from a group of mobile home owners or a mobile home owners' association, as long as the mobile home owners of at least 51% of the mobile homes in the mobile home park that are occupied by the mobile home owner or a family member of the mobile home owner sign a petition or otherwise indicate in writing that they support making the offer. The owner of the mobile home park shall negotiate in good faith with the group of mobile home owners or the mobile home owners' association concerning a purchase pursuant to an offer made under this subsection. For the purposes of this subsection, negotiating in good faith does not require the owner of a mobile home park to accept an offer to purchase made by a group of mobile home owners or the mobile home owners' association. An offer made by the group of mobile home owners or the mobile home owners' association must include a purchase and sale agreement. If the owner of the mobile home park accepts the offer of the group of mobile home owners or the mobile home owners' association, the group of mobile home owners or the mobile home owners' association must obtain appropriate financing before the 90th day after the execution date of the purchase and sale agreement.

Sec. 5. 10 MRSA §9094-A, sub-§3-B is enacted to read:

3-B. Applicability. This section does not apply to:

A. A sale after foreclosure by a bank, mortgage company or other mortgagee at a foreclosure sale or a sale after purchase at a foreclosure sale;

B. A sale or transfer to a family member of the owner of the mobile home park or to a trust, the beneficiaries of which are family members of the owner of the mobile home park. For purposes of this paragraph, "family member" means a person identified in Title 18-C, section 2-102 as eligible for intestate share;

C. A sale or transfer by a partnership to one or more of its partners;

D. A conveyance of an interest in the mobile home park incidental to the financing of the mobile home park;

E. A sale or transfer between owners of the mobile home park who are joint tenants or tenants in common;

F. A sale pursuant to the exercise of the power of eminent domain; or

G. A transfer that is by gift, devise, judicial decree or operation of law.

The requirements of this section apply separately to each substantially different offer to sell or purchase a mobile home park.

Sec. 6. 10 MRSA §9094-A, sub-§3-C is enacted to read:

3-C. Affidavit of compliance. A mobile home park owner may record in the registry of deeds of the county or district in which the mobile home park is located an affidavit in which the park owner certifies that:

A. The mobile home park owner has complied with the requirements of this section; or

B. The sale of the mobile home park is exempted from the requirements of this section pursuant to subsection 3-B.

The mobile home park owner may send a copy of the affidavit to the Maine State Housing Authority.

A party acquiring an interest in a mobile home park, a title insurance company and an attorney preparing, furnishing or examining evidence of title of the mobile home park may rely on the truth and accuracy of the statements appearing in an affidavit filed under this subsection and are under no obligation to inquire further as to any matter or fact relating to the mobile home park owner's compliance with the provisions of this section. This subsection must be liberally construed in order that all persons may rely on the record title to a mobile home park.

Sec. 7. 10 MRSA §9094-A, sub-§4, as enacted by PL 1989, c. 768, is amended to read:

4. Enforcement. A mobile ~~homeowner~~ home owner, group of mobile ~~homeowners~~ home owners or a mobile ~~homeowners'~~ home owners' association aggrieved by a violation of this section may bring an action in Superior Court against the violator for injunctive relief, damages and attorney's fees. A violation of any of the provisions of this chapter is considered prima facie evidence of an unfair or deceptive trade practice under Title 5, chapter 10.

Sec. 8. 33 MRSA §654, first ¶, as amended by PL 2003, c. 55, §4, is further amended to read:

Registers shall receive and record all certificates in equitable proceedings, copies of judgments and decrees certified by the clerk of courts in the county where the complaint is pending or the judgment or decree is rendered, certified copies of the proceedings of any court, corporation, municipal body or other tribunal through or by which the right of eminent domain has been or may be exercised to affect the title to real estate, copies of portions of wills devising real estate situated in their respective counties or districts, affidavits filed under Title 10, section 9094-A, subsection 3-C and all other instruments that they are by law required to record. They shall receive all copies of seizures on execution and special attachments made and attested by any officer of real property situate in their respective counties or districts and certify on them the time when they are received, and certificates of advertised stallions and copies of processes against domestic corporations filed for service by officers in the registry, keep them on file for the inspection of parties interested and enter them in suitable records properly indexed.