



Timothy Nangle
Senator, District 26

THE MAINE SENATE
132nd Legislature

3 State House Station
Augusta, Maine 04333

Testimony of Senator Tim Nangle introducing
LD 1145, "An Act to Protect Residents Living in Mobile Home Parks"
Before the Joint Standing Committee on Housing and Economic Development
April 1, 2025

Senator Curry, Representative Gere, and distinguished members of the Joint Standing Committee on Housing and Economic Development, I am Senator Tim Nangle. I represent Senate District 26, which includes the communities of Windham, Raymond, Casco, Frye Island, and part of Westbrook. Thank you for the opportunity to present LD 1145, "An Act to Protect Residents Living in Mobile Home Parks."

As members of this committee, you are well-versed in Maine's ongoing housing crisis and have prioritized innovative solutions to address this complex issue. Protecting existing affordable housing options, such as mobile home parks, is an essential part of the broader strategy needed to tackle housing affordability statewide. Mobile home parks provide essential, stable housing for many Mainers, and preserving these communities is a valuable component of maintaining and enhancing our overall housing stock.

This issue is deeply personal to me. In the 1950s, my father purchased Glen Mobile Home Park in Danvers, Massachusetts. When he passed in the late 90s, my siblings and I inherited the responsibility of managing the park. My father worked hard to make sure that his tenants were taken care of. Even if it meant unclogging a toilet, or climbing under a tenant's home to install heat tape and prevent freezing pipes, that personal connection in the landlord-tenant relationship made all the difference to the residents. From time to time, when a tenant was late on rent, my father's philosophy was simple: "Pay what you can and communicate." Foreclosure was always our last option. For decades, we maintained that community-minded approach.

After more than seven decades of family ownership, we began receiving unsolicited offers from private equity firms, typically from out of state. These companies appeared solely profit-driven, with little regard for preserving the community my father and the residents worked to build. It was only about the money to them. Thankfully, Massachusetts had protections similar to those proposed in LD 1145. When we ultimately decided to sell, we were able to ensure that the residents themselves had a fair opportunity to organize, secure financing, and make their own offer. The residents successfully purchased the park, ensuring their community remained intact and affordable.

Residents of mobile home parks face unique vulnerabilities, particularly when park ownership changes hands or when the owner seeks to repurpose the park. Too often, private equity firms and out-of-state corporate investors aggressively target these communities purely for profit, with little regard for the residents' well-being. Their primary business model involves quickly maximizing returns — typically by drastically raising rents, imposing rigid eviction policies, and neglecting essential maintenance and



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community needs. These predatory practices often leave residents with no realistic means to relocate, insufficient time to respond, and significant threats to their housing security and overall quality of life.

LD 1145 specifically addresses these critical issues through several clear and important measures:

1. Clarifies that the park owner must give written notice of their intent to sell to each mobile home owner in the park.
2. Extends the required waiting period from 60 to 90 days after notice before the park owner may finalize an offer for sale.
3. Establishes a "right of first refusal" for park residents, allowing them the opportunity to purchase the park themselves.
4. Specifies that the park owner is not obligated to complete the sale if the residents or their association cannot secure appropriate financing within 90 days after signing a purchase and sale agreement.
5. Introduces a new section of law addressing situations when a park owner intends to change the land use entirely — such as converting it into another type of business or development. This provision requires the owner to:
 - Give 90 days written notice of the intent to change the use.
 - Facilitate and fund the relocation of mobile homes within a 25-mile radius.
 - Refrain from discontinuing the park until all residents are successfully relocated.

LD 1145 will ensure that what happened in my family's case — where residents were given the fair opportunity and means to maintain their community — becomes the standard across Maine. By clearly establishing timelines, rights, and responsibilities, we can empower mobile home park residents to protect their homes and preserve vital affordable housing in our state.

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

Tim Nangle

State Senator, Senate District 26

Representing Casco, Frye Island, Raymond, Windham, and part of Westbrook