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HOUSE OF REPRESENTATIVES

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**Testimony of Representative Traci Gere Introducing LD 1183,
An Act to Ensure Rent-to-own Protections Apply to Mobile Home
Park Tenants
April 1, 2025**

Good afternoon Senator Curry and fellow members of the Joint Standing Committee on Housing and Economic Development. I am Representative Traci Gere, and I represent House District 134, which encompasses Kennebunkport and coastal Biddeford and Kennebunk. I am before you today to present LD 1183, which assures that Maine laws governing rent-to-own contracts apply to mobile homes and provide tenants-who-could-be-owners the same protections as would be afforded to them if they were purchasing a different kind of property.

Mobile homes make up roughly 8% of Maine's housing stock, and are one of our sources of naturally-occurring affordable housing. They also represent an important avenue for home ownership, often acting as attainable "starter homes" for young people and families and as affordable homes for retirees. Mobile home owners own their mobile home, but mobile homes are not clearly included in the provisions that govern rent-to-own contracts for other types of property.

LD 1183 extends the provisions governing rent-to-own contracts to cover mobile homes, assures that parties to such agreements have clarity on the required components of the agreements, and maintains park owners' responsibilities for keeping the park and its associated facilities in a fit condition for human habitation.

Thank you for your consideration, and I ask for your support for LD 1183.

Respectfully,

A handwritten signature in cursive script that reads "Traci Gere".

Traci Gere
State Representative