

*132nd Legislature*  
***Senate  
of Maine***  
*Senate District 31*

***Senator Donna Bailey***  
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*Testimony of Senator Donna Bailey introducing*  
**LD 1768, An Act to Protect Residents of Mobile Home Parks  
by Amending the Real Estate Transfer Tax**  
*Before the Joint Standing Committee on Taxation  
Wednesday, April 30, 2025*

Senator Grohoski, Representative Cloutier, and Esteemed Members of the Joint Standing Committee on Taxation, my name is Donna Bailey, and I proudly represent Senate District 31, which includes Buxton, Old Orchard Beach, and Saco. Today I am pleased to introduce my bill LD 1768, "An Act to Protect Residents of Mobile Home Parks by Amending the Real Estate Transfer Tax."

LD 1768 offers another possible solution to the ongoing, growing crisis of out-of-state corporations and firms buying mobile home parks and imposing steep rent increases on the residents. The bill has a carrot and a stick.

As drafted, LD 1768 would eliminate the real estate transfer tax on sales of mobile home parks for sales in which the residents of the parks are the buyers. This is the carrot.

On the flip side, LD 1768 would allocate the real transfer tax on sales of mobile home parks to buyers who are not residents of the parks entirely to the Housing Opportunities for Maine Fund at MaineHousing. This is the stick.

I formerly lived in a mobile home park, so I know the value of preserving the affordability of this housing. If it had not been available, then I might not have been able to start a family and go to law school. While I have since moved on, many others are just starting out – like I did many years ago. We will not be able to attract workers and young families or help older Mainers age in place, unless we take action to protect mobile home parks.

I thank the Committee for its time, and I would be happy to answer any questions.



**Donna Bailey**  
State Senator, Senate District 31  
*Buxton, Old Orchard Beach, and Saco*