

My name is Samantha Beers and I own 3 small mobile home communities in the Mid-Coast. I would like to speak about LD1016.

How does LD 1016 affect residents of existing mobile home parks? Do residents of every park wish to take on the responsibilities of ownership? Is this proposal fair to Maine families that have worked over generations to build and maintain these parks? We should be asking these questions while considering this bill.

In my opinion, this bill will unfairly target residents that do not wish to purchase their park, while also creating an unfair penalty for Maine families that have worked through generations to build a park that they may now wish to sell. Consider Maine families that may want to sell the property to their children or sell out to a business partner, ask yourself, *“is this fair?”*

Operating a community can be a lot of work and this bill overlooks the fact that many residents are simply not interested in taking it on. Residents may not want to purchase the property because they are retired, consumed by their present responsibilities within their jobs and/or have family obligations that all prevent them from taking on the large task of purchasing and managing a mobile home park *forever*. Residents often purchase homes in parks because the road maintenance, water/sewer/power infrastructure maintenance is included and managed by someone else. We recently purchased a park that was first offered to the residents by the previous owner, and the residents declined. They did not want to own and operate it. The residents simply did not want the headaches of maintaining the infrastructure, managing contractors, managing a community water system, and trying to police community rules. We met with all the residents in the community shortly after purchasing it and the main request that they had was that we invest in the park through grounds maintenance and care for the infrastructure.

It pains me to think that we are even considering intentionally putting Mainers in this position: **take on unwanted responsibilities or have their community become the target of an unfair tax.**

Thank you for your time,

Samantha Beers