

Mark Phillips
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My name is Mark Phillips. I am in the process of building a 77 home community for people over the age of 55 in Berwick, Maine on land I bought 19 years ago. After a quarter of a million dollars in engineering alone, I have finally been able to construct this community after the Great Real Estate Recession of 2008, financial scares, and fallout from COVID 19.

In my view, this bill amounts to a blatant restraint of trade. And that's grossly unfair to the Mom and Pop properties that people spent a lifetime building and nurturing. Typical sales prices of decent mobile home parks have been in the range of \$70,000 to \$80,000 per lot, or call it \$75,000 per pad. Nobody in their right mind is going to buy or sell a park if they are required to give up two thirds or better of the sales price to some government scheme. That would be ludicrous. That's the same as requiring farmers to only sell their hard-earned harvest to non-profit co-ops or farmers' markets, rather than Shaw's or Hannaford Brothers, for example.

Thus, there will never be any money paid into this fund in reality. It is just a thinly veiled way to eliminate competition and give the homeowners an advantage to purchase their park. That is anti-American. We are a free trade society.

If you really want to generate some money for your Assistance Fund, why not vote down this ridiculous idea and charge half the Maine Sales tax, or 2.75% on the sale of a mobile home park, which I believe is something both buyer and seller could live with. On a typical sale of 100 units, say \$7,500,000, would be substantial: \$206,250 for the big corporations, but waived for the homeowners if they purchased the park. That would be more like a "commission" that the big players could absorb but could add a large amount of revenue to the Fund. Just an idea.

Thank you for your time