

# MAINE STATE LEGISLATURE

The following document is provided by the  
**LAW AND LEGISLATIVE DIGITAL LIBRARY**  
at the Maine State Law and Legislative Reference Library  
<http://legislature.maine.gov/lawlib>



Reproduced from scanned originals with text recognition applied  
(searchable text may contain some errors and/or omissions)

Date: 6/5/25

(Filing No. S-295)

MAJORITY  
HOUSING AND ECONOMIC DEVELOPMENT

Reproduced and distributed under the direction of the Secretary of the Senate.

STATE OF MAINE  
SENATE  
132ND LEGISLATURE  
FIRST SPECIAL SESSION

COMMITTEE AMENDMENT "A" to S.P. 157, L.D. 365, "An Act to Respond to the Housing Affordability and Accessibility Crisis in Maine"

Amend the bill by striking out the title and substituting the following:

**'An Act to Establish a Moratorium on the Sale of Mobile Home Parks'**

Amend the bill by inserting after the title and before the enacting clause the following:

**'Emergency preamble. Whereas,** acts and resolves of the Legislature do not become effective until 90 days after adjournment unless enacted as emergencies; and

**Whereas,** protecting mobile home parks as an affordable housing option is crucial to addressing the severe housing crisis in the State; and

**Whereas,** the sale of mobile home parks often results in an increase in lot rent and lot fees, making living in a mobile home park unaffordable for low-income and moderate-income individuals; and

**Whereas,** the Legislature is currently considering legislation to amend Maine's laws to support a mobile home park owner's right to sell the owner's park at market rate, while providing mobile home owners living in the park the opportunity to purchase the park at market rate and better maintain the future affordability of the park; and

**Whereas,** the Legislature needs time to enact and implement laws to provide such protection to park owners and mobile home owners; and

**Whereas,** in the judgment of the Legislature, these facts create an emergency within the meaning of the Constitution of Maine and require the following legislation as immediately necessary for the preservation of the public peace, health and safety; now, therefore,'

Amend the bill by striking out everything after the enacting clause and inserting the following:

**'Sec. 1. 10 MRSA §9094-B is enacted to read:**

**§9094-B. Moratorium on sale of mobile home parks; repeal**

Notwithstanding any provision of law to the contrary and except as otherwise provided in this section, the owner of a mobile home park may not sell or transfer ownership of a mobile home park or enter into a binding contract to sell a mobile home park that contains more than 25 lots. This section does not apply if the mobile home owners in the mobile home park or a mobile home owners' association does not provide notice in accordance with section 9094-A, subsection 3-A that the mobile home owners or association support making an offer to purchase the mobile home park or when the sale or transfer of a mobile home park is between family members.

This section is repealed 91 days after the adjournment of the First Special Session of the 132nd Legislature.

**Emergency clause.** In view of the emergency cited in the preamble, this legislation takes effect when approved.'

Amend the bill by relettering or renumbering any nonconsecutive Part letter or section number to read consecutively.

**SUMMARY**

This amendment replaces the bill, which is a concept draft, and changes the title. It imposes a moratorium on the sale of mobile home parks with more than 25 lots until 91 days after adjournment of the First Special Session of the 132nd Legislature. The moratorium does not apply if the mobile home owners in a mobile home park or a mobile home owners' association does not notify the mobile home park owner that the mobile home owners or association support making an offer to purchase the mobile home park in accordance with the Maine Revised Statutes, Title 10, section 9094-A, subsection 3-A or if the sale or transfer of the mobile home park is between family members.