

MAINE STATE LEGISLATURE

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ROS

L.D. 1016

Date: 6/3/25

(Filing No. S-277)

MAJORITY
HOUSING AND ECONOMIC DEVELOPMENT

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STATE OF MAINE
SENATE
132ND LEGISLATURE
FIRST SPECIAL SESSION

COMMITTEE AMENDMENT "A" to S.P. 433, L.D. 1016, "An Act to Establish the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund"

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

'Sec. 1. 10 MRSA §9090-A is enacted to read:

§9090-A. Transfer assessment

1. Fee payment required. Beginning January 1, 2026, the purchaser of a manufactured housing community shall pay to the registry of deeds of the county where all or a majority of the acreage of the purchased real property associated with the manufactured housing community is located a fee equal to \$10,000 for each manufactured housing community lot in the manufactured housing community. The money must be paid to the registry of deeds when the deed of the manufactured housing community is offered for recordation.

2. Exceptions. The following entities are not required to pay the fee under subsection 1:

A. The Maine State Housing Authority;

B. A municipal housing authority as defined in Title 30-A, section 4702, subsection 10-A;

C. A cooperative or other entity in which membership is limited to manufactured home owners; and

D. Entities that have a net worth of less than \$50,000,000.

3. Evidence of payment; disposition of fee. Evidence of the fee payment under subsection 1 or an exception to the fee requirement under subsection 2 must be retained by the registry of deeds of the county where all or a majority of the acreage of the purchased real property associated with the manufactured housing community is located in a manner

COMMITTEE AMENDMENT

established by the register of deeds. The register of deeds shall, on or before the 10th day of each month, pay to the Treasurer of State 95% of the fee collected pursuant to this section during the previous month. The remaining 5% must be retained for the county by the register of deeds and accounted for to the county treasurer as reimbursement for services rendered by the registry of deeds in collecting the fee.

4. Distribution of State's share of proceeds. The Treasurer of State shall credit all fees received pursuant to this section to the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund established in Title 30-A, section 4754-B.

Sec. 2. 10 MRSA §9094-B is enacted to read:

§9094-B. Transfer assessment

1. Fee payment required. Beginning January 1, 2026, the purchaser of a mobile home park shall pay to the registry of deeds of the county where all or a majority of the acreage of the mobile home park is located a fee equal to \$10,000 for each mobile home park lot within the mobile home park. The money must be paid to the registry of deeds when the deed of the mobile home park is offered for recordation.

2. Exceptions. The following entities are not required to pay the fee under subsection 1:

A. The Maine State Housing Authority;

B. A municipal housing authority as defined in Title 30-A, section 4702, subsection 10-A;

C. A cooperative or other entity in which membership is limited to mobile home owners; and

D. Entities that have a net worth of less than \$50,000,000.

3. Evidence of payment; disposition of fee. Evidence of the fee payment under subsection 1 or an exception to the fee requirement under subsection 2 must be retained by the registry of deeds of the county where all or a majority of the acreage of the mobile home park is located in a manner established by the register of deeds. The register of deeds shall, on or before the 10th day of each month, pay to the Treasurer of State 95% of the fees collected pursuant to this section during the previous month. The remaining 5% must be retained for the county by the register of deeds and accounted for to the county treasurer as reimbursement for services rendered by the county in collecting the fee.

4. Distribution of State's share of proceeds. The Treasurer of State shall credit all fees received pursuant to this section to the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund established in Title 30-A, section 4754-B.

Sec. 3. 30-A MRSA §4754-B is enacted to read:

§4754-B. Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund

The Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund, referred to in this section as "the fund," is established within the Maine State Housing Authority as a nonlapsing, dedicated fund to be administered for the purposes described in subsection 1.

1. Purpose. The Maine State Housing Authority shall administer the fund to maintain housing affordability in manufactured housing communities and mobile home parks, regulated by Title 10, chapter 951, subchapter 6 and chapter 953, respectively, to support ownership of manufactured housing communities and mobile home parks by homeowners, homeowners' associations, resident-owned housing cooperatives or other nonprofit entities representing the interests of homeowners in manufactured housing communities or mobile home parks.

2. Source of funds. The Treasurer of State shall transfer to the fund the money collected under Title 10, sections 9090-A and 9094-B. The fund may accept revenue from grants, bequests, gifts or contributions from any source, public or private, including any sums that may be appropriated by the Legislature, transferred to the fund from time to time by the Treasurer of State or dedicated to the fund pursuant to law.

Sec. 4. Appropriations and allocations. The following appropriations and allocations are made.

HOUSING AUTHORITY, MAINE STATE

Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund N523

Initiative; Provides base allocations to authorize expenditures to support ownership of manufactured housing communities and mobile home parks by owners of manufactured homes and mobile homes.

OTHER SPECIAL REVENUE FUNDS	2025-26	2026-27
All Other	\$500	\$500
OTHER SPECIAL REVENUE FUNDS TOTAL	\$500	\$500

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

SUMMARY

This amendment, which is the majority report of the committee, reduces the transfer fee proposed in the bill for the sale of a mobile home park or manufactured housing community from \$50,000 per home lot to \$10,000 per home lot. It increases the net worth of an entity exempt from the fee from less than \$10,000,000 to less than \$50,000,000. It sets out a process to collect the fee and transmit the fee to the Treasurer of State, who then credits the fee to the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund created by the bill.

FISCAL NOTE REQUIRED

(See attached)

**132nd MAINE LEGISLATURE****LD 1016****LR 2156(02)****An Act to Establish the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund**

Fiscal Note for Bill as Amended by Committee Amendment "A" (S.247)
Committee: Housing and Economic Development
Fiscal Note Required: Yes

Fiscal Note

	FY 2025-26	FY 2026-27	Projections FY 2027-28	Projections FY 2028-29
Appropriations/Allocations				
Other Special Revenue Funds	\$500	\$500	\$500	\$500

Fiscal Detail and Notes

This bill includes base Other Special Revenue Funds allocations of \$500 per year beginning in fiscal year 2025-26 to a newly created Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund within the Maine State Housing Authority to authorize expenditures to support ownership of manufactured housing communities and mobile home parks by owners of manufactured homes and mobile homes. The amount of revenue to be deposited into the fund from the \$10,000 fee for each manufactured community lot or mobile home park lot paid by certain buyers of manufactured housing communities and mobile home parks can not be estimated at this time.

Any additional costs to the Office of the Treasurer of the State from the provisions of this bill are expected to be minor and can be absorbed within existing budgeted resources.