

MAINE STATE LEGISLATURE

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132nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2025

Legislative Document

No. 1016

S.P. 433

In Senate, March 13, 2025

**An Act to Establish the Manufactured Housing Community and
Mobile Home Park Preservation and Assistance Fund**

Received by the Secretary of the Senate on March 12, 2025. Referred to the Committee on Housing and Economic Development pursuant to Joint Rule 308.2 and ordered printed.

A handwritten signature in black ink, appearing to read "D M Grant".

DAREK M. GRANT
Secretary of the Senate

Presented by Senator RENY of Lincoln.

1 **Be it enacted by the People of the State of Maine as follows:**

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

3 **§9090-A. Transfer assessment; exceptions**

4 **1. Payment required.** Beginning January 1, 2026, the purchaser of a manufactured
5 housing community shall pay to the Maine State Housing Authority an amount equal to
6 \$50,000 for each manufactured housing community lot in the manufactured housing
7 community. The money must be transmitted to the State Controller within 30 days of the
8 purchase.

9 **2. Exceptions.** The following entities are not required to pay the fee under subsection
10 1:

11 A. The Maine State Housing Authority;

12 B. A municipal housing authority as defined in Title 30-A, section 4702, subsection
13 10-A;

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

16 D. Entities that have a net worth of less than \$10,000,000.

17 **Sec. 2. 10 MRSA §9094-A, sub-§6** is enacted to read:

18 **6. Transfer assessment; exceptions.** Beginning January 1, 2026, the purchaser of a
19 mobile home park shall pay to the Maine State Housing Authority an amount equal to
20 \$50,000 for each mobile home park lot within the mobile home park. The money must be
21 transmitted to the State Controller within 30 days of the purchase. The following entities
22 are not required to pay the fee:

23 A. The Maine State Housing Authority;

24 B. A municipal housing authority as defined in Title 30-A, section 4702, subsection
25 10-A;

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

28 D. Entities that have a net worth of less than \$10,000,000.

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

30 **§4754-B. Manufactured Housing Community and Mobile Home Park Preservation**
31 **and Assistance Fund**

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

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

1 representing the interests of homeowners in manufactured housing communities or mobile
2 home parks.

3 **2. Source of funds.** The State Controller shall transfer into the fund the money
4 collected under Title 10, section 9090-A and Title 10, section 9094-A, subsection 6. The
5 fund may accept revenue from grants, bequests, gifts or contributions from any source,
6 public or private, including any sums that may be appropriated by the Legislature,
7 transferred to the fund from time to time by the State Controller or dedicated to the fund
8 pursuant to law.

9 **SUMMARY**

10 This bill creates the Manufactured Housing Community and Mobile Home Park
11 Preservation and Assistance Fund to be administered by the Maine State Housing
12 Authority. The fund's purpose is to support ownership of manufactured housing
13 communities and mobile home parks by owners of manufactured homes and mobile homes.
14 To support the fund, the bill creates a fee to be paid by certain buyers of manufactured
15 housing communities and mobile home parks equal to \$50,000 for each manufactured
16 housing community lot or mobile home park lot in the community or park.