

MAINE STATE LEGISLATURE

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132nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2025

Legislative Document

No. 1145

S.P. 477

In Senate, March 18, 2025

An Act to Protect Residents Living in Mobile Home Parks

Reference to the Committee on Housing and Economic Development suggested 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 NANGLE of Cumberland.
Cosponsored by Senators: BALDACCI of Penobscot, RENY of Lincoln, TIPPING of Penobscot, Representative: SATO of Gorham.

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

2 **Sec. 1. 10 MRSA §9094-A, sub-§1**, as repealed and replaced by PL 2023, c. 378,
3 §1, is amended to read:

4 **1. Notice required.** The owner of a mobile home park shall give written notice of
5 the intent to sell the mobile home park to each owner of a mobile home in the mobile home
6 park and to the Maine State Housing Authority. The owner of the mobile home park may
7 not make a final unconditional acceptance of an offer for the sale of the mobile home park
8 earlier than the 60th 90th day after the date the ~~notice was mailed as required by this~~
9 ~~subsection~~ owner receives an offer to purchase the mobile home park that the owner intends
10 to accept. The notice must include:

11 A. A statement that a group of mobile home owners or a mobile home owners'
12 association of the mobile home park has a right of first refusal to purchase the mobile
13 home park and may make an offer to purchase the mobile home park within 60 90 days
14 of the ~~mailing~~ date of the notice owner receives an offer to purchase the mobile home
15 park that the owner intends to accept; and

16 B. Either:

17 (1) The price, terms and conditions for which the owner of the mobile home park
18 intends to sell the mobile home park; or

19 (2) The price, terms and conditions of any acceptable offer the owner of the mobile
20 home park has received for the mobile home park, including a signed copy of the
21 written offer that contains a description of the property. The owner may redact the
22 name, address, contact information or other identifying information of the party
23 making the offer.

24 The notice must be mailed by certified mail, return receipt requested, to each mobile home
25 owner at the mobile home owner's home address and to the Maine State Housing Authority.

26 **Sec. 2. 10 MRSA §9094-A, sub-§3-A**, as enacted by PL 2023, c. 378, §4, is
27 amended to read:

28 **3-A. Group of mobile home owners or a mobile home owners' association**
29 **purchase right of first refusal.** The owner of a mobile home park shall consider any offer
30 received, before the 60th 90th day after the date the ~~notice was mailed as required by~~
31 ~~subsection 1~~ owner receives an offer to purchase the mobile home park that the owner
32 intends to accept, from a group of mobile home owners or a mobile home owners'
33 association, as long as the mobile home owners of at least 51% of the mobile homes in the
34 mobile home park that are occupied by the mobile home owner or a family member of the
35 mobile home owner sign a petition or otherwise indicate in writing that they support making
36 the offer. The owner of the mobile home park shall negotiate in good faith with the group
37 of mobile home owners or the mobile home owners' association concerning a purchase
38 pursuant to an offer made under this subsection. ~~For the purposes of this subsection,~~
39 ~~negotiating in good faith does not require the owner of a mobile home park to accept an~~
40 ~~offer to purchase made by a group of mobile home owners or the mobile home owners'~~
41 ~~association.~~ An offer made by the group of mobile home owners or the mobile home
42 owners' association must include a purchase and sale agreement. ~~If the owner of the mobile~~
43 ~~home park accepts the offer of the group of mobile home owners or the mobile home~~

1 ~~owners' association, the group of mobile home owners or the mobile home owners'~~
2 ~~association must~~ The owner of a mobile home park is not obligated to complete the sale if
3 the group of mobile home owners or the mobile home owners' association is unable to
4 obtain appropriate financing before the 90th day after the execution date of the purchase
5 and sale agreement.

6 **Sec. 3. 10 MRSA §9094-B** is enacted to read:

7 **§9094-B. Restrictions on mobile home park change of use; notice; tenant relocation**

8 If the mobile home park owner intends to change the use of the mobile home park in a
9 manner that would terminate the tenancy of an owner of a mobile home within the mobile
10 home park, the mobile home park owner shall comply with the provisions of this section.

11 **1. Notice.** The mobile home park owner shall give written notice to each owner of a
12 mobile home in the mobile home park and to the Maine State Housing Authority, by
13 certified mail, return receipt requested, of the mobile home park owner's intent to change
14 the use of the mobile home park at least 90 days prior to the change in use.

15 **2. Tenant relocation.** The mobile home park owner shall facilitate the relocation of
16 the mobile homes in the mobile home park within a 25-mile radius at the mobile home park
17 owner's expense.

18 The mobile home park owner may not change the use of the mobile home park in a manner
19 that will terminate the tenancy of an owner of a mobile home in the park until all tenants
20 have been relocated.

21 **SUMMARY**

22 This bill gives a group of mobile home owners or a mobile home owners' association
23 the right of first refusal to purchase a mobile home park that the owner of the mobile home
24 park intends to sell. It requires an owner who intends to make a change in use of the mobile
25 home park to provide notice to owners of mobile homes in the park. It also requires the
26 mobile home park owner, at the mobile home park owner's expense, to facilitate the
27 relocation of the mobile homes in the park within a 25-mile radius.