

MAINE STATE LEGISLATURE

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132nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2025

Legislative Document

No. 1183

H.P. 788

House of Representatives, March 20, 2025

An Act to Ensure Rent-to-own Protections Apply to Mobile Home Park Tenants

Reference to the Committee on Housing and Economic Development suggested and ordered printed.

A handwritten signature in cursive script that reads "R B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative GERE of Kennebunkport.
Cosponsored by Representatives: DEBRITO of Waterville, GOLEK of Harpswell, JULIA of
Waterville, RANA of Bangor, ROBERTS of South Berwick.

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

2 **Sec. 1. 14 MRSA §6203-H, sub-§1, ¶A**, as enacted by PL 2021, c. 350, §2, is
3 amended by enacting at the end a new first blocked paragraph to read:

4 "Option contract for the purchase of real property or rent-to-own real property"
5 includes an agreement under this paragraph for which the residential real property
6 subject to the agreement is a mobile home as defined in Title 10, section 9091,
7 subsection 1.

8 **Sec. 2. 14 MRSA §6203-H, sub-§2, ¶B**, as enacted by PL 2021, c. 350, §2, is
9 amended to read:

10 B. Include a statement that the vendor has inspected the property to be conveyed and
11 certifies that the property is in compliance with sections 6021 and 6021-A, subject to
12 the provisions of section 6021, subsection 5 authorizing a waiver for a stated reduction
13 in payment or other specified fair consideration, and, if applicable, that the property is
14 in compliance with Title 10, section 9099, subject to the provisions of Title 10, section
15 9099, subsection 4 authorizing a waiver for a stated reduction in payment or other
16 specified fair consideration;

17 **Sec. 3. 14 MRSA §6203-H, sub-§2, ¶C**, as enacted by PL 2021, c. 350, §2, is
18 amended to read:

19 C. Identify the party required to maintain the premises in compliance with sections
20 6021 and 6021-A and, if applicable, Title 10, section 9099;

21 **Sec. 4. 14 MRSA §6203-H, sub-§4, ¶A**, as enacted by PL 2021, c. 350, §2, is
22 amended by amending subparagraph (3) to read:

23 (3) The option contract for the purchase of real property or rent-to-own real
24 property requires the vendor to maintain the real property pursuant to the
25 provisions of section 6021, unless a waiver pursuant to the provisions of section
26 6021, subsection 5 has been entered into, and the provisions of section 6021-A and,
27 if applicable, the provisions of Title 10, section 9099, unless a waiver pursuant to
28 Title 10, section 9099, subsection 4 has been entered into; and

29 **SUMMARY**

30 This bill modifies the provisions of law governing option contracts to purchase real
31 property through a rent-to-own agreement by clarifying that mobile homes qualify as real
32 property for the purposes of entering into a rent-to-own agreement.