

MAINE STATE LEGISLATURE

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ONE HUNDRED AND SIXTH LEGISLATURE

Legislative Document

No. 1554

S. P. 488

In Senate, March 22, 1973

Referred to the Committee on Legal Affairs. Sent down for concurrence and ordered printed.

HARRY N. STARBRANCH, Secretary

Presented by Senator Speers of Kennebec.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SEVENTY-THREE

AN ACT Relating to Mobile Home Parks.

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

R. S., T. 30, c. 230, additional. Title 30 of the Revised Statutes is amended by adding a new chapter 230 to read as follows:

CHAPTER 230

MOBILE HOME PARKS

§ 4061. Purchase of equipment

No mobile home park owner or operator shall require a resident therein to purchase from said owner or operator underskirting, equipment for tying down mobile homes or any other equipment required by law, local ordinance or regulation of the mobile home park. The park operator may determine by rule or regulation the style or quality of such equipment to be purchased by the tenant from the vendor of the tenant's choosing.

§ 4062. Fees, charges, assessments, regulations

A mobile home park owner or operator shall be required to disclose fully in writing all fees, charges, assessments and rules and regulations prior to a mobile home dweller's assuming occupancy in the park. No fees, charges or assessments so disclosed may be increased or rules and regulations changed by the park owner or operator without specifying the date of implementation of said fees, charges, assessments or rules and regulations, which date shall be no less than 30 days after written notice to all tenants.

§ 4063. Refusal to pay undisclosed charges

Failure on the part of the mobile home park owner or operator to disclose fully all fees, charges or assessments shall prevent the park owner or operator

from collecting said fees, charges or assessments, and refusal by the dweller to pay any undisclosed charges shall not be used by the owner or operator as a cause for eviction in any court of law.

§ 4064. Restrictions on disposal of mobile homes

No mobile home park shall deny any resident of such mobile home park the right to sell said resident's mobile home within the park or require the resident to remove the mobile home from the park solely on the basis of the sale thereof. The park may reserve the right to approve the purchaser of said mobile home as a tenant, but such permission may not be unreasonably withheld and the park shall not exact a commission or fee with respect to the price realized by the seller, unless the park owner or operator has acted as agent for the mobile home owner in the sale pursuant to a written contract.

§ 4065. Space for purchaser of mobile home from owner of park

A tenancy or other estate at will or lease in a mobile home park may not be terminated for the purpose of making the tenant's space in the park available for a person who purchased a mobile home from the owner of the mobile home park or his agents.

§ 4066. Restrictions on the purchase of fuel oil or natural gas

No mobile home park owner or operator shall require, as a condition of tenancy or continued tenancy, that a mobile home owner or dweller purchase fuel oil or natural gas from any particular fuel oil or natural gas dealer or distributor.

STATEMENT OF FACT

This bill will serve to curtail certain abuses and practices utilized in numerous mobile home parks situated in the State of Maine.