

MAINE STATE LEGISLATURE

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New Draft of: S. P. 488, L. D. 1554

ONE HUNDRED AND SIXTH LEGISLATURE

Legislative Document

No. 1956

S. P. 630

In Senate, May 22, 1973

Reported by the Majority from the Committee on Legal Affairs and printed under Joint Rules No. 18.

HARRY N. STARBRANCH, Secretary

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. 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 solely 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.

§ 4065. Violations

A violation of this chapter shall constitute a violation of Title 5, chapter 10, Unfair Trade Practices Act.