

MAINE STATE LEGISLATURE

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D O E R.

STATE OF MAINE
SENATE
107TH LEGISLATURE

SENATE AMENDMENT "A " to S.P. 432, L.D. 1418, Bill,
"AN ACT Concerning the Landlord-Tenant Relationship in Mobile
Home Parks."

Amend said Bill in section 2 by striking out in that
part designated "§4061-A." all of subsection 1 and inserting
in place thereof the following:

'1. Mobile home. "Mobile home" shall mean a structure,
transportable in one or more sections, which is 8 body feet
or more in width and is 32 body feet or more in length and
which is built on a permanent chassis and designed to be
used as a dwelling with or without a permanent foundation when
connected to the required utilities and includes the plumbing,
heating, air conditioning and electrical systems contained
therein.'

Further amend said Bill in section 2 in that part
designated "§4061-A." by inserting at the end the following:

'3. Tenant. "Tenant" means a mobile home owner who
rents a parcel of land in a mobile home park.'

Further amend said Bill by striking out all of section 4.

Further amend said Bill in section 5 by striking out every-
thing after the amending clause and inserting in place thereof
the following:

'No mobile home park shall restrict in any manner the reasonable advertising for sale of any mobile home in said park.'

Further amend said Bill by striking out all of section 6.

Further amend said Bill in section 7 in that part designated "§4066-B." in subsection 1, paragraph D in the 2nd line (same in L.D.) by inserting after the underlined word "quiet" the underlined words 'or safety'; and by striking out in the 4th, 5th and 6th lines (4th and 5th lines in L.D.) of paragraph E the underlined words and figure "with the written consent of the tenant, or without his consent upon 3 months' written notice"

Further amend said Bill in section 7 in that part designated "§4066-B." in subsection 1 by adding at the end the following:

'G. Renovation or reconstruction of any portions of the park, provided that 60 days' notice, in addition to any other notice required by this section, is given in writing to the tenant.'

'H. Under terms and expressed conditions in the original lease or rental agreement which is entered into by the tenant and landlord.'

Further amend said Bill in section 7 in that part designated "§4066-B." in subsection 2 in the 3rd line (same in L.D.) by striking out the underlined figure "30" and inserting in place thereof the underlined figure '45' and in the 5th line (4th line in L.D.) by striking out the underlined figure "60" and inserting in place thereof the underlined figure '45'

Further amend said Bill in section 7 in that part designated "§4066-B." by striking out all of subsection 3 and inserting in place thereof the following:

'3. Fees. The owner of a mobile home park or his agents shall not charge any fees to tenants other than charges for rent, utilities, incidental service charges, entrance fees or security deposits, unless otherwise provided for in the original lease or agreement.'

Further amend said Bill in section 7 in that part designated "§4066-B." by striking out all of subsection 5 and inserting in place thereof the following:

'5. Tenant to be given copy of rules and applicable statutes. The owner shall provide each tenant who resides in the park and all prospective tenants, before any rental agreement is entered into, with a written copy of the rules and regulations of said mobile home park and with a written copy of this chapter.'

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SENATE AMENDMENT to S.P. 432, L.D. 1418

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Further amend said Bill in section 7 in that part designated "§4066-B." by adding at the end the following:

'8. Eviction without cause. Notwithstanding any other provision of this section, a landlord may evict a tenant from the mobile home park without cause upon giving 120 days' written notice of termination.'

Further amend said Bill by renumbering section 1 to 7 to be sections 1 to 5.

Statement of Fact

The purpose of this amendment is to correct inequities in the bill, to make uniform the definition of mobile home to concur with L.D. 1861, as enacted, to provide for voluntary agreements between landlord and tenant, to insure that landlords and tenants are treated fairly under the bill and to insure that landlords and tenants do not abuse the rights guaranteed them by the bill.

(Cianchette)
NAME: 
COUNTY: Somerset

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