

MAINE STATE LEGISLATURE

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1 FIRST REGULAR SESSION
2

3 ONE HUNDRED AND TWELFTH LEGISLATURE
4

5 Legislative Document

No. 1157
6

7 H.P. 816

House of Representatives, March 28, 1985

8 On motion of Representative Brannigan of Portland, referred to the
9 Committee on Business and Commerce. Sent up for concurrence and ordered
printed.

10 EDWIN H. PERT, Clerk

Presented by Representative Stevens of Bangor.

11 Cosponsored by Representative Warren of Scarborough and
Representative Diamond of Bangor.

12 STATE OF MAINE
13

14 IN THE YEAR OF OUR LORD
15 NINETEEN HUNDRED AND EIGHTY-FIVE
16

17 AN ACT to Protect Persons with Children from
18 Discrimination in Mobile Home Rentals
19 and Leases.
20

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

23 30 MRSA §4066-B, sub-§9 is enacted to read:

24 9. Rental agreements involving children. If, at
25 the inception of a tenancy for a space in a mobile
26 home park, the park owner or operator and a mobile
27 home owner enter into a written or oral rental agree-
28 ment that allows tenants with children to rent that
29 space, the park owner or operator shall continue to
30 allow tenants with children to rent that space and
31 shall not vary that provision in any rental agreement
32 with this tenant or any person to whom this tenant
33 conveys his mobile home without the tenant's ex-
34 pressed written consent.

1 STATEMENT OF FACT

2 Due to the high cost of homes and high interest
3 rates, substantial numbers of Maine citizens who have
4 been priced out of the housing market choose to buy
5 or rent a mobile home. This is especially true of
6 young people who have not accumulated the financial
7 resources to buy a house, yet are likely to have
8 young children at home. Mobile home parks often
9 lease lots to people who purchase their own mobile
10 homes to place there. Since modern manufactured
11 housing is itself well constructed, people generally
12 invest substantial amounts in fixing their homes to
13 permanent bases, landscaping and installing other
14 fixtures to add comfort, attractiveness and resale
15 value to their homes. Also, a family with children
16 will often choose a home with extra rooms to accommo-
17 date their children and invest money to improve the
18 property with the understanding that the owner will
19 continue to lease that site to people with children.
20 If the mobile home park owner or operator later in-
21 serts a "no children" provision into this tenant's
22 rental agreement, or decides to add such a restric-
23 tion to a rental agreement with the future tenants
24 who purchase the mobile home from the current tenant,
25 then the value of their home is dramatically lowered
26 and resale becomes almost impossible since childless
27 people do not want a home that large. This bill al-
28 lows the park owner to redesignate a lot as a space
29 for persons without children only with the consent of
30 the current tenant, who relied on the park owner
31 leasing the lot to persons with children when he de-
32 cided to invest in a mobile home and improvements.

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