

MAINE STATE LEGISLATURE

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1 FIRST REGULAR SESSION
2

3 ONE HUNDRED AND THIRTEENTH LEGISLATURE
4

5 Legislative Document

No. 126

7 S.P. 59

In Senate, January 28, 1987

8 Reference to the Committee on Legal Affairs suggested and
9 ordered printed.

10 JOY J. O'BRIEN, Secretary of the Senate
Presented by Senator BALDACCI of Penobscot.

12 STATE OF MAINE
13

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

17 AN ACT Concerning Notice of Evictions for
18 Cause in Mobile Home Parks.
19

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

22 30 MRSA §4066-B, sub-§2, as enacted by PL 1975,
23 c. 458, §5, is repealed and the following enacted in
24 its place:

25 2. Notice. Termination of any tenancy in a mo-
26 bile home park shall not be effective unless made in
27 the following manner:

28 A. By the tenant giving at least 45-days' notice
29 to the park owner; or

30 B. By the park owner entitled under subsection 1
31 to the mobile home space giving at least 45-days'

1 notice in writing for that purpose to the tenant.
2 In the event that the landlord or his agent has
3 made at least 3 good faith efforts to serve the
4 tenant, service may be accomplished by both mail-
5 ing the notice by first class mail to the
6 tenant's last known address and by leaving the
7 notice at the tenant's space in the park. In
8 cases where the reason for eviction is nonpayment
9 of rent, the tenancy may be terminated by
10 30-days' notice given in the same manner.

11 STATEMENT OF FACT

12 The purpose of this bill is to provide a means
13 for a mobile home park owner to serve notice of evic-
14 tion for cause in cases where tenants actively avoid
15 accepting service in person or through the mail. Un-
16 der current law, the only acceptable means of service
17 is certified or registered mail. Even service by a
18 deputy sheriff has been held unacceptable. The lan-
19 guage in this bill provides the same procedure which
20 is provided in the Maine Revised Statutes, Title 14,
21 for landlords in other forms of rental housing, ex-
22 cept for the number of days' notice which is longer
23 for park owners.

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