

MAINE STATE LEGISLATURE

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114th MAINE LEGISLATURE

SECOND REGULAR SESSION - 1990

Legislative Document

No. 2076

H.P. 1499

House of Representatives, January 4, 1990

Reported by Representative PRIEST for the Commission on Manufactured Housing pursuant to Private and Special Law 1987, chapter 139.

Reference to the Joint Standing Committee on Legal Affairs suggested and printing ordered under Joint Rule 18.

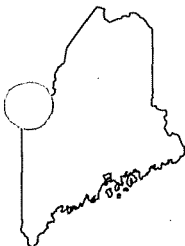
Ed Pert

EDWIN H. PERT, Clerk

STATE OF MAINE

IN THE YEAR OF OUR LORD
NINETEEN HUNDRED AND NINETY

An Act to Clarify Mobile Home Tenants' Rights.



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

4 10 MRSA §9097, sub-§1, ¶G, as amended by PL 1989, c. 6; c. 9,
§2; and c. 104, Pt. B, §4 and Pt. C, §§8 and 10, is repealed and
6 the following enacted in its place:

8 G. Renovation or reconstruction of any portions of the
park, if:

10 (1) In the case of a temporary eviction, the park
owner or operator:

12 (a) Gives affected tenants 30 days' notice in
14 writing, unless the temporary eviction is
16 necessary to correct conditions posing an
18 immediate threat to one or more tenants' health or
safety; and

20 (b) Pays tenants' removal and relocation costs,
unless a tenant agrees otherwise in a signed
writing separate from the lease; or

22 (2) In the case of a permanent eviction, other than an
24 eviction due to reconstruction or renovation required
26 by a state or local governmental body, of one or more
mobile homes currently located in the park, the park
owner or operator gives tenants one year's notice in
28 writing;

30 STATEMENT OF FACT

32 This bill is a unanimous final recommendation of the
34 Manufactured Housing Commission, established by Private and
Special Law 1987, chapter 139.

36 The bill involves mobile home park tenants' right to notice
38 when reconstruction or renovation of the park requires permanent
or temporary relocation of one or more homes in the park. This
40 bill clarifies that mobile home park tenants are entitled to one
year's notice in the case of a reconstruction or renovation of
42 the park which will result in the permanent eviction of any
mobile home located in the park. Park owners or operators must
44 give affected tenants 30 days' written notice of temporary
evictions, except those necessary to remedy conditions
46 threatening health or safety, and bear the cost of removal and
relocation of affected tenants' homes, unless a tenant has agreed
48 in a signed writing separate from the lease to bear these costs.