

MAINE STATE LEGISLATURE

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114th MAINE LEGISLATURE

SECOND REGULAR SESSION - 1990

Legislative Document

No. 2079

S.P. 815

In Senate, January 4, 1990

Reported by Senator BALDACCI of Penobscot for the Commission on
Manufactured Housing pursuant to Private & Special Law 1987, chapter 139.

Reference to the Committee on Legal Affairs suggested and ordered printed
pursuant to Joint Rule 18.

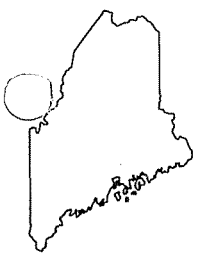
A handwritten signature in cursive script, reading "Joy J. O'Brien".

JOY J. O'BRIEN
Secretary of the Senate

STATE OF MAINE

IN THE YEAR OF OUR LORD
NINETEEN HUNDRED AND NINETY

An Act Regarding Evictions from Mobile Home Parks.



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

10 MRSA §9097, sub-§2, ¶B, as enacted by PL 1987, c. 737, Pt. B, §1 and Pt. C, §106; and as amended by PL 1989, c. 6; c. 9, §2; and c. 104, Pt. C, §§8 and 10, is further amended to read:

B. The park owner entitled under subsection 1 to the mobile home space giving at least 45 days' notice of termination in writing to the tenant. If the landlord or the landlord's agent has made at least 3 witnessed good faith efforts made on 3 separate days to serve the tenant, service may be accomplished by both mailing the notice by first class mail to the tenant's last known address and by leaving the notice at the tenant's space in the park.

(1) In cases where the reason for eviction is nonpayment of rent, the tenancy may be terminated by 30 days' notice given in the same manner provided that the notice for eviction contains notice of the amount owed and a statement indicating that the tenant can negate the effect of the notice of termination as it applies to rent arrearage if the tenant pays the full amount of rent due before the expiration of the notice.

STATEMENT OF FACT

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

The bill is meant to grant mobile home park tenants a right granted to all other tenants in residential housing under current law.

The bill provides that a notice of eviction for nonpayment of rent sent to a mobile home park tenant must include a statement informing the tenant that payment in full of the rent arrearage will negate the effect of the notice. This provision is substantially identical to a requirement of the Maine Revised Statutes, Title 14, section 6002, subsection 2.