

MAINE STATE LEGISLATURE

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STATE OF MAINE
HOUSE OF REPRESENTATIVES
114TH LEGISLATURE
SECOND REGULAR SESSION

COMMITTEE AMENDMENT "A" to H.P. 1563, L.D. 2169, Bill, "An Act Regarding Homeowners' Rights When Mobile Home Parks are Sold"

Amend the bill by striking out everything after the enacting clause and before the statement of fact and inserting in its place the following:

10 MRSA §9094-A is enacted to read:

§9094-A. Restrictions on sale when a mobile home park is sold

1. Notice of offer to purchase the mobile home park. Except as provided in subsection 2, if the owner of a mobile home park receives an offer to purchase the mobile home park and the park owner intends to accept that offer, the owner shall give 45 days' written notice to tenants of the mobile home park. The notice must indicate that the owner has received an offer to purchase the mobile home park and that the owner intends to accept that offer. During the 45-day notice period, the owner may not execute a contract for the purchase and sale of the mobile home park. The owner must mail by regular mail a separate notice to each park tenant.

2. Exception; no change of use for 2 years. The owner of a mobile home park may sell the park without notifying tenants in the manner provided by subsection 1 if the purchase and sale agreement for the mobile home park provides for a deed containing a covenant, enforceable by tenants of the mobile home park, that forbids the purchaser from changing the use of the mobile home park for 2 years after the transfer.

2 3. Enforcement. A mobile homeowner, group of mobile
3 homeowners or a mobile homeowners' association aggrieved by a
4 violation of this section may bring an action in Superior Court
5 against the violator for injunctive relief, damages and
6 attorney's fees.

7 4. Supplemental notice and use restrictions. Nothing in
8 this section prohibits the owner of a mobile home park from
9 providing notice or establishing use restrictions in addition to
10 those required under this section.

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14 **STATEMENT OF FACT**

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16 This amendment replaces the bill.

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18 The amendment clarifies that the owner of a mobile home park
19 must give tenants 45 days' written notice of the owner's intent
20 to accept an offer to purchase the mobile home park or must
21 restrict the purchaser by deed from changing the use of the
22 mobile home park for 2 years.

23
24 The amendment provides that the owner of a mobile home park
25 may supplement the notice to tenants and provide for change of
26 use restrictions in addition to those required under the bill.

Reported by the Committee on Legal Affairs
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