

MAINE STATE LEGISLATURE

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115th MAINE LEGISLATURE

SECOND REGULAR SESSION-1992

Legislative Document

No. 2151

H.P. 1522

House of Representatives, January 14, 1992

Approved for introduction by a majority of the Legislative Council pursuant to Joint Rule 26.
Reference to the Committee on Legal Affairs suggested and ordered printed.

A handwritten signature in cursive script that reads "Ed Pert".

EDWIN H. PERT, Clerk

Presented by Representative PFEIFFER of Brunswick.
Cosponsored by Representative LAWRENCE of Kittery.

STATE OF MAINE

IN THE YEAR OF OUR LORD
NINETEEN HUNDRED AND NINETY-TWO

**An Act to Amend the Laws Governing Resident-owned Cooperative
Mobile Home Parks.**

(EMERGENCY)



Emergency preamble. Whereas, Acts of the Legislature do not
2 become effective until 90 days after adjournment unless enacted
as emergencies; and

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Whereas, emergency enactment of this legislation is
6 necessary because tenants of mobile home parks are forming
cooperatives now; and

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Whereas, in the judgment of the Legislature, these facts
10 create an emergency within the meaning of the Constitution of
Maine and require the following legislation as immediately
12 necessary for the preservation of the public peace, health and
safety; now, therefore,

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

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10 MRSA §9097, sub-§4, as amended by PL 1989, c. 104, Pt. C,
18 §§8 and 10, is further amended to read:

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4. Rules. A mobile home park owner may adopt reasonable
rules governing the conduct of tenants, if the rules are
reasonably related to preserving the order and peace of other
tenants and the mobile home park. No A park rule may not be
unreasonable, unfair or unconscionable. Any rule or change in
rent which that does not apply uniformly to all park tenants
creates a rebuttable presumption that the rule or change in rent
is unfair unless the rule or change in rent is made by majority
vote of all the members in a resident-owned cooperative. Any
park rule which that does not comply with this section is void.

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Emergency clause. In view of the emergency cited in the
preamble, this Act takes effect when approved.

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STATEMENT OF FACT

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This bill amends the existing law governing nonuniform rent
changes in mobile home parks to provide that there is no
presumption that a rent change is unfair when approved by a
majority vote of the members in a resident-owned cooperative.