



116th MAINE LEGISLATURE

FIRST REGULAR SESSION-1993

Legislative Document

No. 313

S.P. 112

In Senate, February 4, 1993

An Act Related to Mobile Home Parks.

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

JOY J. O'BRIEN Secretary of the Senate

Presented by Senator ESTY of Cumberland.

Cosponsored by Senators: BERUBE of Androscoggin, CAREY of Kennebec, HANDY of Androscoggin, LAWRENCE of York, O'DEA of Penobscot, PEARSON of Penobscot, Representatives: ALIBERTI of Lewiston, BEAM of Lewiston, DORE of Auburn, HILLOCK of Gorham, MICHAEL of Auburn, MITCHELL of Freeport, OLIVER of Portland, PFEIFFER of Brunswick, PINEAU of Jay.

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

Sec. 1. 10 MRSA §9093, sub-§4 is enacted to read:

4. Limitation on fees. The following provisions relate to the assessment of fees or charges.

A. An entrance fee may not be charged by a park owner or operator unless the fee is charged only for development or renovation of the lot that will be occupied by the tenant and the fee is directly related to the costs of development or renovation.

B. Other fees or charges may not be made by a park owner or operator unless the fee or charge is directly related to the cost of providing the service for which the fee is charged.

Sec. 2. 10 MRSA §9097, sub-§3, as amended by PL 1989, c. 104, Pt. C, §§8 and 10, is further amended to read:

Fees. The owner of a mobile home park or the owner's agents may not charge any fees to tenants other than charges for rent, utilities, incidental service charges, entrance fees or security deposits, unless otherwise provided for in the original lease or agreement. The-owner-of-a-mobile-heme-park-or-the owner's-agents-may-not-charge-any-entrance-fee-to-a-tenant-who-is moving-into-a-mobile-home-currently-in-the-park-which-is-greater than-4-times-the-amount-of-the-monthly-rent.

STATEMENT OF FACT

This bill limits entrance fees charged by mobile home parks to those directly related to the cost of developing or renovating lots. It also provides that any fees or charges made by mobile home parks must be directly related to the cost of providing the service for which the charge is made.

> Page 1-LR1429(1) L.D. 313

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