

MAINE STATE LEGISLATURE

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119th MAINE LEGISLATURE

FIRST REGULAR SESSION-1999

Legislative Document

No. 1068

S.P. 367

In Senate, February 9, 1999

An Act to Clarify Municipal Obligations to an Unlicensed Mobile Home Park.

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

A handwritten signature in cursive script that reads "Joy J. O'Brien".

JOY J. O'BRIEN
Secretary of the Senate

Presented by President LAWRENCE of York.
Cosponsored by Representative: MURPHY of Berwick.

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

4 **Sec. 1. 10 MRSA §9090** is enacted to read:

6 **§9090. Municipal foreclosure; unlicensed mobile home parks**

8 Notwithstanding any other provision of law, a municipality
10 that, as a result of the nonpayment of property taxes, forecloses
12 and takes possession of real estate on which is located an
14 unlicensed mobile home park may, if the municipality determines
16 the park poses a risk to public health, welfare or safety, close
18 the park and, with at least 30 days' prior written notice, evict
20 the inhabitants of the park. A municipality that takes
22 possession of real estate on which is located an unlicensed
24 mobile home park does not enter a landlord and tenant
26 relationship with any inhabitant of the park and is not subject
28 to the provisions of chapter 953 or any other laws governing
30 relations between a landlord and tenant. This section does not
32 apply to a municipality that is or becomes the licensed operator
34 of the mobile home park.

22 **SUMMARY**

24 This bill permits a municipality that forecloses and takes
26 possession of real estate on which is located an unlicensed
28 mobile home park to close the park and, with at least 30 days'
30 prior written notice, evict the inhabitants, if the municipality
32 determines the park poses a risk to public health, welfare or
34 safety. A municipality that takes possession of real estate on
which is located an unlicensed mobile home park does not enter a
landlord and tenant relationship with any inhabitants of the park
and is not subject to the laws governing landlord and tenant
relations. These provisions do not apply to a municipality that
is or becomes the licensed operator of the mobile home park.