

# MAINE STATE LEGISLATURE

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L.D. 1490

Date: 3/19/24

(Filing No. H-838)

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STATE OF MAINE  
HOUSE OF REPRESENTATIVES  
131ST LEGISLATURE  
SECOND REGULAR SESSION

HOUSE AMENDMENT "A" to COMMITTEE AMENDMENT "A" to H.P. 945,  
L.D. 1490, "An Act to Reduce Rental Housing Costs by Eliminating Additional Fees at or  
Prior to the Commencement of Tenancy"

Amend the amendment by inserting after the title the following:

'Amend the bill by striking out the title and substituting the following:

'An Act to Reduce Rental Housing Costs by Limiting Additional Fees at or Prior to  
the Commencement of Tenancy'

Amend the amendment by inserting before section 1 the following:

**Sec. 1. 10 MRSA §9093, sub-§2**, as enacted by PL 1987, c. 737, Pt. B, §1 and Pt.  
C, §106 and amended by PL 1989, c. 6; c. 9, §2; and c. 104, Pt. C, §§8 and 10, is repealed  
and the following enacted in its place:

**2. Increases or changes.** The mobile home park owner or operator shall give at least  
30 days' written notice to all tenants before changing any rules, except that any notice of  
an increase in rent or fees must be consistent with the notice requirements for residential  
estates in Title 14, sections 6015 and 6016.

**Sec. 2. 10 MRSA §9093-A** is enacted to read:

**§9093-A. Fees charged to applicants for lease of mobile home or mobile home park  
lot**

**1. Fees prohibited generally.** Except as provided in subsection 2, a mobile home  
park owner or operator may not require an applicant to pay a fee to submit an application  
to enter into an agreement for rental of a mobile home or mobile home park lot or require  
an applicant to pay a fee for the mobile home park owner or operator to review or approve  
an application to enter into an agreement for rental of a mobile home or mobile home park  
lot.

**2. Exceptions.** A mobile home park owner or operator, in connection with an  
application to enter into an agreement for rental of a mobile home or mobile home park lot,  
may require an applicant to pay only one of the following:

- A. The actual cost of a background check;
- B. The actual cost of a credit check; or

**HOUSE AMENDMENT**

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C. The actual cost of a screening process other than those specified in paragraphs A and B.

A mobile home park owner or operator shall provide an applicant with a complete copy of the information obtained pursuant to a background check, credit check or other screening process. A mobile home park owner or operator may not charge an applicant any fee under this subsection unless the mobile home park owner or operator has notified the applicant that the mobile home park owner or operator is required by law to provide the applicant a complete copy of the information obtained pursuant to the background check, credit check or other screening process.

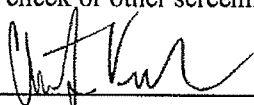
A mobile home park owner or operator may not charge an applicant more than one fee for a background check, credit check or other screening process in any 12-month period.'

Amend the amendment by relettering or renumbering any nonconsecutive Part letter or section number to read consecutively.

**SUMMARY**

This amendment amends Committee Amendment "A" and places the same restrictions on rent increases for mobile home park owners or operators as are placed on landlords of residential estates. This amendment also provides that a mobile home park owner or operator may not require an applicant to pay a fee to submit an application to enter into an agreement for rental of a mobile home or mobile home park lot, except that a mobile home park owner or operator may require an applicant to pay the actual cost of a background check, a credit check or another screening process. The amendment requires the mobile home park owner or operator to provide the applicant with any information obtained pursuant to a background check, credit check or other screening process. The amendment also prohibits a mobile home park owner or operator from charging more than one fee for a background check, credit check or other screening process in any 12-month period.

SPONSORED BY: \_\_\_\_\_



(Representative KESSLER, C.)

TOWN: South Portland

**HOUSE AMENDMENT**