

MAINE STATE LEGISLATURE

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ACTS, RESOLVES AND CONSTITUTIONAL RESOLUTIONS

AS PASSED BY THE

One Hundred and Sixth Legislature

OF THE

STATE OF MAINE

Published by the Director of Legislative Research in accordance with the Revised Statutes of 1964, Title 3, Section 164, Subsection 6.

THE KNOWLTON AND McLEARY COMPANY
FARMINGTON, MAINE
1973

PUBLIC LAWS
OF THE
STATE OF MAINE
AS PASSED BY THE
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size of this potential class and the potential burden upon the district court system imposed by the necessity for the filing of multiple applications for judicial hearings under section 2334 of Title 34 as amended by this Act in instances of readmission provided for in this section, the 10-day hearing requirement of section 2333 of Title 34 as amended by this Act shall be inoperative as to all such cases, and all such hearings held under section 2334 of Title 34 as amended by this Act shall be held within 90 days from the effective date of this Act.

Sec. 30. Reappropriation to Department of Mental Health and Corrections to assist in defraying District Court costs. There is reappropriated to the Department of Mental Health and Corrections the unexpended balance of the fund heretofore reappropriated to said department by section 2 of chapter 407 of the Public Laws of 1961, including any sums allocated thereto by transfer prior to the effective date of this Act. Said sum shall constitute a fund for the use of said department to assist the Maine District Court, upon request therefrom, in defraying the expenses incurred in connection with hearings conducted under section 30 of this Act.

All accounts receivable on the books of account of the Department of Mental Health and Corrections owing to the State upon the effective date of this Act under Title 34, section 2421, shall be reviewed by the Department of the Attorney General and wherever feasible, as determined by that department, shall be collected and paid into the reappropriated fund established by this Act. Any balance remaining in the reappropriated fund established by this Act, on June 30, 1974, shall lapse to the General Fund.

Effective October 3, 1973

CHAPTER 548

AN ACT Relating to Mobile Home Parks.

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

R. S., T. 30, c. 230, additional. Title 30 of the Revised Statutes is amended by adding a new chapter 230 to read as follows:

CHAPTER 230

MOBILE HOME PARKS

§ 4061. Purchase of equipment

No mobile home park owner or operator shall require a resident therein to purchase from said owner or operator underskirting, equipment for tying down mobile homes or any other equipment required by law, local ordinance or regulation of the mobile home park. The park operator may determine by rule or regulation the style or quality of such equipment to be purchased by the tenant from the vendor of the tenant's choosing.

§ 4062. Fees, charges, assessments, regulations

A mobile home park owner or operator shall be required to disclose fully in writing all fees, charges, assessments and rules and regulations prior to a mobile home dweller's assuming occupancy in the park. No fees, charges or assessments so disclosed may be increased or rules and regulations changed by the park owner or operator without specifying the date of implementation of said fees, charges, assessments or rules and regulations, which date shall be no less than 30 days after written notice to all tenants.

§ 4063. Refusal to pay undisclosed charges

Failure on the part of the mobile home park owner or operator to disclose fully all fees, charges or assessments shall prevent the park owner or operator from collecting said fees, charges or assessments, and refusal by the dweller to pay any undisclosed charges shall not be used by the owner or operator as a cause for eviction in any court of law.

§ 4064. Restrictions on disposal of mobile homes

No mobile home park shall exact a commission or fee with respect to the price realized by the seller, unless the park owner or operator has acted as agent for the mobile home owner in the sale pursuant to a written contract. No mobile home park owner or operator shall require as a condition of tenancy or continued tenancy that a mobile home owner designate the park owner or operator or any other individual or agent to act as agent for the mobile home owner in the sale of the home owner's mobile home.

§ 4065. Restrictions on the purchase of fuel oil or bottled gas

No mobile home park owner or operator shall require, as a condition of tenancy or continued tenancy, that a mobile home owner or dweller purchase fuel oil or bottled gas from any particular fuel oil or bottled gas dealer or distributor. This section shall not apply to a mobile home park owner or operator who provides a centralized distribution system for fuel oil or bottled gas, or both, for residents therein. No mobile home park owner or operator who provides such a centralized distribution system shall charge residents more than the average retail price charged by other retail distributors for fuel oil or bottled gas in the county in which the mobile home park is located.

§ 4066. Space for purchaser of mobile home from owner of park

A tenancy or other estate at will or lease in a mobile home park may not be terminated solely for the purpose of making the tenant's space in the park available for a person who purchased a mobile home from the owner of the mobile home park or his agents.

§ 4067. Violations

A violation of this chapter shall constitute a violation of Title 5, chapter 10, Unfair Trade Practices Act.