

# MAINE STATE LEGISLATURE

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STATE OF MAINE  
113TH LEGISLATURE  
SECOND REGULAR SESSION



BILL SUMMARY  
JOINT STANDING COMMITTEE  
ON  
LEGAL AFFAIRS

MAY 1988

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Sen. Robert G. Dillenback

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\* Denotes Chair

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**ONE HUNDRED AND THIRTEENTH LEGISLATURE  
FIRST & SECOND SPECIAL SESSIONS  
SECOND REGULAR SESSION**

**JOINT STANDING COMMITTEE  
BILL SUMMARIES  
MAY 1988**

*This document is a compilation of the bill summaries prepared by this office for the Joint Standing Committees and Joint Select Committees of the Maine Legislature. The summaries are arranged by LD number under each committee.*

*All Adopted Amendments are listed, by paper number (e.g., H-584 or S-222), together with the sponsor for floor amendments. Final action is listed to the right of the title. If final House and Senate action differ, both are listed. Committee Reports and Floor Action are indicated as follows::*

<b>OTP</b>	<b>Ought to Pass</b>
<b>OTP-ND</b>	<b>Ought to Pass in New Draft</b>
<b>OTP-ND-NT</b>	<b>Ought to Pass in New Draft, New Title</b>
<b>OTP-A</b>	<b>Ought to Pass as Amended</b>
<b>ONTP</b>	<b>Ought Not to Pass</b>
<b>LVWD</b>	<b>Leave to Withdraw</b>
<b>INDEF PP</b>	<b>Indefinitely Postponed</b>

*Each individual summary was prepared by the analyst assigned, as noted for each committee. But, this document was produced by the efforts of all the office staff, including Secretaries: Charlene Brann, Janet Jean, Earl Knox, Valarie Parlin; Research Assistant Hartley Palleschi. Finally, Secretary Laurette Knox, Legal Assistant Carolyn Chick, and Research Assistant Robert Dunn had special responsibilities in the preparation of the overall document.*

*Please give us your suggestions and comments on these summaries and tell us of any inaccuracies.*

LD An Act to Allow Initiative Rights to Local Voters on Laws ND 2583  
2135 Pertaining Only to Their Municipality, Village Corporation  
or Quasi-Municipal Corporation

<u>SPONSOR(S)</u>	<u>COMMITTEE</u>	<u>REPORT</u>	<u>AMENDMENTS ADOPTED</u>
VOSE	OTP-ND-NT		

SUMMARY  
Replaced By LD 2583

**LD** An Act to Provide Greater Protection to Owners of **PUBLIC**  
**2147** Mobile Homes and Mobile Home Parks **770**

<u>SPONSOR(S)</u>	<u>COMMITTEE</u>	<u>REPORT</u>	<u>AMENDMENTS ADOPTED</u>
ESTES	OTP-AM		S-444
GAUVREAU			S-451 BALDACCI
BRANNIGAN			
PRIEST			

SUMMARY  
The original bill, an emergency, would have provided several protections for mobile home park tenants, including required purchases of equipment, reasonable fees, the conduct of real estate agents, the right to sell a mobile home in a mobile home park, limiting safety and aesthetic standards, notice periods for change of use and major renovations of parks, the tenants' right of first refusal when the park is offered for sale and treatment of mobile homes as other single-family homes are treated. The Committee, upon the recommendations of a joint subcommittee of Legal Affairs and Business Legislation, combined all substantive changes in the Committee Amendment to this bill, and created a study by amending LD 2060. Business Legislation considered LD 1990 and LD 2187.

Committee Amendment "A" (S-444) removed the emergency and addressed the following issues:

- 1) Discrimination against children;
- 2) Standards for removal of mobile homes;
- 3) Group to report back in 1990 on recommendations for standards;
- 4) Notice periods for change of use or major renovations of parks;
- 5) Zoning for mobile homes outside of parks;
- 6) Zoning for mobile home parks; and
- 7) Appraisals of mobile homes.

Senate Amendment "A" (S-451) to Committee Amendment "A" allowed mobile home parks to prohibit children as tenants if all the lots in the park are reserved exclusively for households when there is at least one member in each household 60 years of age. The current law, which applies to all other rental housing, sets the minimum age at 62 years.