

# MAINE STATE LEGISLATURE

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**STATE OF MAINE**  
132<sup>ND</sup> LEGISLATURE  
FIRST REGULAR AND FIRST SPECIAL SESSIONS



Disposition of bills and summaries of all laws enacted or finally passed

**JOINT STANDING COMMITTEE ON  
HOUSING AND ECONOMIC DEVELOPMENT**

August 2025

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**LD 1143 An Act to Update Language on Setback Variances for Single-family Dwellings**

**ENACTED LAW SUMMARY**

Public Law 2025, chapter 263 allows a municipality to grant a setback variance for a “dwelling” and not just a “single-family dwelling” when strict application of the zoning ordinance would cause undue hardship.

**LD 1145 An Act to Protect Residents Living in Mobile Home Parks**

**ENACTED LAW SUMMARY**

Public Law 2025, chapter 394 amends current law on the rights of a group of mobile home owners or a mobile home owners' association to purchase a mobile home park when the owner of the mobile home park has accepted an offer to purchase the park or intends to sell the park as follows.

1. It requires a mobile home park owner accept an offer to purchase a mobile home park from a group or association of mobile home owners living in the park if the offer matches the price and otherwise has substantially equivalent terms and conditions as an offer the mobile home park owner has conditionally accepted or plans to accept, even if the offer includes a financing contingency.
2. It requires the group or association of mobile home secure appropriate financing within 90 days after the execution of a purchase and sale agreement with the mobile home park owner.
3. It requires that the sale of the mobile home park occur within a commercially reasonable time after the receipt of the commitment for appropriate financing.
4. It relieves the mobile home park owner of further obligations with respect to a purchase and sale agreement entered into with a group or association of mobile homeowners if appropriate financing is not secured within 90 days or the sale does not close within a commercially reasonable time.
5. It allows the group or association of mobile home owners to assign their first option to purchase rights to the Maine State Housing Authority, a municipal housing authority, a municipality where the park is located, or a nonprofit organization provided the entity agrees to continue operating the property as a mobile home park.
6. It requires a mobile home park owner who intends to accept an offer to purchase the mobile home park as part of an investment portfolio by the purchaser, include the price, terms and conditions specific to the mobile home park in the notice provided to the mobile homeowners.
7. It provides the group or association of mobile home owners with the first option to purchase for any subsequent offer a mobile home park owner accepts or intends to accept if the offer is at a different price or different terms and conditions.