

SENATE BILL 1217

N1

8lr3884

By: **Senator Jennings**

Introduced and read first time: February 27, 2018

Assigned to: Rules

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Mobile Home Parks – Notice of Rent Increase**

3 FOR the purpose of requiring a certain owner of a mobile home park to provide written
4 notice of a certain rent increase to a certain resident at least a certain number of
5 days before the effective date of the increase; requiring the notice to include certain
6 information or the park owner to make certain information available on request to a
7 certain resident; providing for the application of this Act; and generally relating to
8 rent increases in mobile home parks.

9 BY repealing and reenacting, without amendments,
10 Article – Real Property
11 Section 8A–101(f), (g), (h), and (j)
12 Annotated Code of Maryland
13 (2015 Replacement Volume and 2017 Supplement)

14 BY adding to
15 Article – Real Property
16 Section 8A–203
17 Annotated Code of Maryland
18 (2015 Replacement Volume and 2017 Supplement)

19 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
20 That the Laws of Maryland read as follows:

21 **Article – Real Property**

22 8A–101.

23 (f) “Park owner” means any person who has interest in the park and includes any
24 person acting as the agent of a park owner as to the managerial or operations acts taken
25 as the agent of the owner.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (g) "Premises" means any:

2 (1) Lot, plot, site, or parcel in the park; or

3 (2) Building, structure, or mobile home in the park.

4 (h) "Rent" means any money or other consideration given for the right of use,
5 possession, and occupancy of the premises.

6 (j) (1) "Resident" means a mobile home owner who leases or rents a site for
7 residential use and resides in a mobile home park.

8 (2) "Resident" includes a person who maintains a permanent residence
9 with the mobile home owner, and who obtains title to the mobile home after the death of
10 the owner under the terms of a will or by operation of law.

11 **8A-203.**

12 (A) **THIS SECTION DOES NOT APPLY TO A RESIDENT-OWNED PARK.**

13 (B) **AT LEAST 90 DAYS BEFORE AN INCREASE IN THE ANNUAL RENT FOR A**
14 **SITE GOES INTO EFFECT, A PARK OWNER SHALL PROVIDE WRITTEN NOTICE OF THE**
15 **INCREASE TO EACH RESIDENT AFFECTED BY THE INCREASE.**

16 (C) (1) **THE NOTICE REQUIRED UNDER SUBSECTION (B) OF THIS SECTION**
17 **SHALL IDENTIFY ALL AFFECTED RESIDENTS BY LOT NUMBER, NAME, OR GROUP.**

18 (2) **IF THE NOTICE DOES NOT IDENTIFY AFFECTED RESIDENTS BY**
19 **NAME, THE PARK OWNER SHALL MAKE THE NAMES AND ADDRESSES OF THE**
20 **AFFECTED RESIDENTS AVAILABLE ON REQUEST TO AN AFFECTED RESIDENT.**

21 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
22 October 1, 2018.