

Department of Legislative Services
Maryland General Assembly
2018 Session

FISCAL AND POLICY NOTE
First Reader

Senate Bill 1217

(Senator Jennings)

Judicial Proceedings

Real Property - Mobile Home Parks - Notice of Rent Increase

This bill requires a mobile home park owner to provide written notice to each affected resident of any increase in the annual rent for a site at least 90 days before the increase goes into effect. The required notice must identify all affected residents by lot number, name, or group. If the notice does not identify affected residents by name, the park owner must make the names and addresses of the affected residents available to an affected resident on request. The bill does not apply to a resident-owned park.

Fiscal Summary

State Effect: The bill is not anticipated to impact State finances or operations.

Local Effect: The bill is not anticipated to impact local government finances or operations.

Small Business Effect: Potential minimal.

Analysis

Current Law: Generally, a park owner must deliver any renewal offer of a rental agreement for a one-year term to the resident no later than 30 days before the expiration of the existing term. Any such renewal offer would include the increased rent. State law does not specifically require mobile home park owners to provide notice to residents of (1) a contract of sale for a mobile home park or (2) a rent increase. However, a park owner may only increase a fee, charge, or assessment charged for the use of the park or for services rendered if the park owner provides each resident a written notice of the increase at least 30 days before the effective date of the increased fee. If a park owner fails to notify a

resident affected by the increase, the park owner may not collect the increased fee from the resident.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Judiciary (Administrative Office of the Courts); Department of Legislative Services

Fiscal Note History: First Reader - April 4, 2018
nb/kdm

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