

Department of Legislative Services
Maryland General Assembly
2020 Session

FISCAL AND POLICY NOTE
Third Reader

House Bill 263

(Delegate Sample-Hughes, *et al.*)

Environment and Transportation

Judicial Proceedings

Real Property - Sales of Mobile Home Parks - Notice Requirements

This bill requires a mobile home park owner to provide specified notice of the sale of a mobile home park no less than 30 days before the date of the sale, rather than within 5 days after entering into the contract for the sale.

Fiscal Summary

State Effect: The bill does not materially affect State finances or operations.

Local Effect: The bill does not materially affect local government finances or operations.

Small Business Effect: Minimal.

Analysis

Current Law: A park owner that enters into a sales contract for a mobile home park, within five days after entering into the contract, must (1) provide notice of the sale to each resident in the mobile home park by hand delivery or certified mail, return receipt requested, and the Department of Housing and Community Development by certified mail, return receipt requested and (2) post notice of the sale in a public area of the mobile home park.

Background: Chapter 329 of 2018 established the requirement that residents of mobile home parks receive notice of the sale of the mobile home park and (unaffected by this bill) of a proposed rent increase. According to media reports at the time, the legislation was in response to mobile home parks in the State being sold without notice to residents and subsequent increases in mobile home park rents.

Additional Information

Prior Introductions: HB 497 of 2019 passed the House and received a hearing from the Senate Judicial Proceedings Committee, but no further action was taken.

Designated Cross File: None.

Information Source(s): Judiciary (Administrative Office of the Courts); Department of Housing and Community Development; www.delmarvanow.com; www.wmdt.com; Department of Legislative Services

Fiscal Note History: First Reader - February 6, 2020
rh/jkb Third Reader - March 13, 2020

Analysis by: Donavan A. Ham

Direct Inquiries to:
(410) 946-5510
(301) 970-5510