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SPEAKER PRO TEM  
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Health and Government  
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**THE MARYLAND HOUSE OF DELEGATES**  
**ANNAPOLIS, MARYLAND 21401**

**TESTIMONY FOR ENVIRONMENT AND TRANSPORTATION COMMITTEE**

**CHAIR KUMAR BARVE**

**VICE CHAIR DANA STEIN**

**HOUSE BILL 263**

**REAL PROPERTY – SALE OF MOBILE PARKS – NOTICE REQUIREMENTS**

**FEBRUARY 11, 2020**

**POSITION:                      SUPPORT**

Chairman Barve and members of the Environment and Transportation Committee, I am pleased to sponsor House Bill 263, as my first hearing of the session in this committee. Last year, I fought tirelessly to ensure the citizens in my district that reside in mobile homes had their voice heard, as a Florida based company attempted to silence them with rent increases beyond realistic measures. As a result, I sponsored legislation that would require a mobile home park owner to provide notice of the sale to residents within five days after entering contract either by hand delivery or certified mail. Additionally, the law requires the owner of a mobile park home to provide notice of the possible rent increase within 60 days prior to expiration of existing lease agreement.

Additionally, previous legislation passed regarding the residents in a mobile park community, it was required for residents to be notified when the owner enters into a contract of sale. These changes are small, but essential for protecting the vulnerable populations living in mobile housing. With over 35,000 families living in manufactured home communities, it is necessary to provide fair rights to the mobile park home owner and provide notice to the residents. Sometimes with legislation, unintended consequences occur and need to revise the law in order to make it practical in real time. Hence the reason for this slight modification requiring park owners who enter into an agreement to sell to notify residence no less than 30 days before the date of sale.

Organizations such as the Maryland Multi-Housing Association (MMHA), house over 510,000 residents in the state of Maryland in apartment communities. In addition, such organizations provide essential goods and services to the multi-housing industry.

Today, I ask for your favorable support for HB 263, to ensure fair practices remain in place for residents.