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February 11, 2020

To: The Honorable Kumar Barve
Chair, Environment and Transportation Committee

From: Steven M. Sakamoto-Wengel 
Consumer Protection Counsel for Regulation, Legislation and Policy

Re: House Bill 263 – Real Property – Sales of Mobile Home Parks – Notice Requirements
(SUPPORT)

The Consumer Protection Division of the Office of the Attorney General supports House Bill 263 sponsored by Delegates Sample-Hughes, Anderton, Holmes and Wells. The bill would amend the notice requirement for the sale of a mobile home park by requiring that a mobile home park owner notify each resident and the Department of Housing and Community Development of the sale at least 30 days before the date of the sale. Mobile home park residents are in a vulnerable position in that they own their homes but rent the lots on which those homes are located and moving the home to another park is expensive, assuming the resident can even find another park willing to accept their home. In the Division's experience, despite the requirement of the Mobile Home Parks Act that a park owner offer residents one year leases that may only be non-renewed for cause, many residents only have month-to-month leases. Accordingly, the sale of the park in which the resident's home is located presents risks to the resident with respect to whether the new owner plans to continue operating a mobile home park, increase rents, or make other changes to the park. Consequently, the more notice that a resident has, the more of an opportunity the resident will have to take steps to prepare themselves for what lies ahead.

Accordingly, the Consumer Protection Division requests that the Environment and Transportation Committee return a favorable report on House Bill 263.

cc: The Honorable Sheree Sample-Hughes
The Honorable Carl Anderton, Jr.
The Honorable Marvin Holmes
The Honorable Melissa Wells
Members, Environment and Transportation Committee

