MARYLAND MULTI-HOUSING ASSOCIATION, INC.

Bill Title: **House Bill 263, Real Property - Sales of Mobile Home Parks - Notice Requirements**

Committee: Environment & Transportation

Date: **February 11, 2020**

Position: **Support**

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry.

In 2018, the General Assembly passed legislation requiring notice to residents in a mobile park community when the owner enters into a contract of sale. Specifically, the law now requires a mobile home park owner, within five days after entering into the contract, to provide notice of the sale to each resident by hand delivery or certified mail, return receipt requested, and the Department of Housing and Community Development (DHCD) by certified mail, return receipt requested and post notice of the sale in a public area of the mobile home park. The law also requires an owner of a mobile home park to provide notice of any proposed rent increase no later than 60 days before the expiration of the existing lease agreement.

House Bill 263 amends the current statute by requiring that notice must be provided not less than 30 days before the date of sale rather than within 5 days after entering into a contract. Since executed contracts occasionally never actually close, this legislation will permit the parties the opportunity to conduct due diligence before the transaction closes and without the current owner alarming the residents. House Bill 263 is fair to the mobile home park owner and preserves notice to the residents.

For these reasons, we respectfully request a **favorable report** on House Bill 263.

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