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**CONSUMER PROTECTION DIVISION**

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February 27, 2023

**To:** The Honorable William C. Smith  
Chair, Judicial Proceedings Committee

**From:** Kira Wilpone-Welborn, Assistant Attorney General  
Consumer Protection Division

**Re:** Senate Bill 746 – Manufactured Homes – Sale of Manufactured Housing Communities  
(Manufactured Housing Modernization Act of 2023) (SUPPORT)

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The Consumer Protection Division of the Office of the Attorney General (the “Division”) supports Senate Bill 746 sponsored by Senator William G. Folden, which would create additional protections for owners of manufactured homes that comprise a vital component of Maryland’s affordable housing market. Specifically, Senate Bill 746 would require that an owner of a manufactured housing community containing two or more manufactured homes notify the homeowners of a pending sale of the community and its terms; offer homeowners the opportunity to purchase the manufactured housing community; and negotiate, in good faith, with homeowners seeking to purchase the manufactured housing community.

Despite the initial affordability of manufactured homes, manufactured homeowners stuck with new community ownership can be subject to unexpected fees, reduced services, and more expensive lot rent without the ability to avoid such unilateral changes because moving a manufactured home to a new location is prohibitively costly.<sup>1</sup> Requiring manufactured home community owners to provide homeowners a fair opportunity to purchase the manufactured home community before it can be sold to a third party provides stability to this affordable housing market.

For these reasons, the Division requests that the Judicial Proceedings Committee give Senate Bill 746 a favorable report.

**cc:** The Honorable William G. Folden  
Members, Judicial Proceedings Committee

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<sup>1</sup> See [https://www.washingtonpost.com/business/economy/a-billion-dollar-empire-made-of-mobile-homes/2019/02/14/ac687342-2b0b-11e9-b2fc-721718903bfc\\_story.html](https://www.washingtonpost.com/business/economy/a-billion-dollar-empire-made-of-mobile-homes/2019/02/14/ac687342-2b0b-11e9-b2fc-721718903bfc_story.html) and <https://www.nytimes.com/2022/03/27/us/mobile-home-park-ownership-costs.html>.