

CHAPTER 622

(House Bill 816)

AN ACT concerning

St. Mary's County – Mobile Home Parks – Plans for Dislocated Residents

FOR the purpose of providing that, in St. Mary's County, if a mobile home park owner does not submit a certain plan for alternative arrangements for park residents with an application for a change in the land use of a park or does not comply with an approved plan, the application for the land use change may not be approved until certain conditions are met; requiring a certain plan for alternative arrangements for park residents submitted in St. Mary's County to include certain information; requiring a copy of a certain notice of termination to be sent to the County Commissioners if the use of land of a park in St. Mary's County is changed; and generally relating to mobile home parks in St. Mary's County.

BY repealing and reenacting, with amendments,
Article – Real Property
Section 8A-202(c)(3) and 8A-1201
Annotated Code of Maryland
(2003 Replacement Volume and 2007 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article – Real Property

8A-202.

(c) (3) (I) If the use of land is changed, all residents shall be entitled to a 1-year prior written notice of termination notwithstanding the provisions of a longer term in a rental agreement.

(II) IN ST. MARY'S COUNTY, IF THE USE OF LAND IS CHANGED, THE PARK OWNER SHALL SEND TO THE COUNTY COMMISSIONERS A COPY OF THE WRITTEN NOTICE OF TERMINATION SENT TO THE RESIDENTS UNDER SUBPARAGRAPH (I) OF THIS PARAGRAPH.

8A-1201.

(A) When a mobile home park owner submits an application for a change in the land use of a park, the owner shall submit, as part of the application, a plan for alternative arrangements for each resident to be dislocated as a result of the change.

(B) (1) **THIS SUBSECTION APPLIES ONLY IN ST. MARY'S COUNTY.**

(2) **IF A MOBILE HOME PARK OWNER DOES NOT SUBMIT A PLAN FOR ALTERNATIVE ARRANGEMENTS FOR THE PARK RESIDENTS OR DOES NOT COMPLY WITH THE TERMS OF AN APPROVED PLAN, THE MOBILE HOME PARK OWNER IS IN DEFAULT OF THE PLAN AND THE APPLICATION FOR CHANGE OF LAND USE SUBMITTED UNDER SUBSECTION (A) OF THIS SECTION MAY NOT BE APPROVED UNTIL THE OWNER SUBMITS AND COMPLIES WITH A PLAN.**

(3) **A PLAN FOR ALTERNATIVE ARRANGEMENTS FOR PARK RESIDENTS SHALL INCLUDE:**

(I) **A COMPLETE LIST OF PARK RESIDENTS, INCLUDING HOUSEHOLD SIZES, ADDRESSES, AND CONTACT INFORMATION FOR RESIDENTS;**

(II) **A RELOCATION CALENDAR OR TIMELINE AND WRITTEN MONTHLY UPDATES ON THE PROGRESS OF THE RELOCATION;**

(III) **A BUDGET REFLECTING THE AMOUNT OF MONEY ALLOCATED BY THE MOBILE HOME PARK OWNER TO BE GIVEN TO EACH RESIDENT TO COVER THE COSTS ASSOCIATED WITH MOVING THE RESIDENT'S MOBILE HOME, INCLUDING:**

1. **MOVING THE TRAILER;**

2. **DISCONNECTING AND RECONNECTING UTILITIES;**

AND

3. **REMOVING AND REATTACHING AXLES, DECKS, RAILINGS, AND SIDE SKIRTING; AND**

(IV) **A LIST OF AREA MOBILE HOME PARKS WITH VACANCIES.**

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2008.

Approved by the Governor, May 22, 2008.