

SENATE BILL 935

N1

9lr3044
CF 9lr3095

By: **Senator Robey**

Introduced and read first time: February 16, 2009

Assigned to: Rules

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Mobile Home Parks – Plans for Dislocated Residents**

3 FOR the purpose of requiring a copy of a certain notice of termination to be sent to a
4 certain local governing body if the use of land of a mobile home park is to be
5 changed; applying statewide a certain provision that prohibits an application for
6 a land use change of a mobile home park from being approved until certain
7 conditions are met; applying statewide a certain requirement for the contents of
8 a plan for alternative arrangements for mobile home park residents; and
9 generally relating to plans for dislocated residents in mobile home parks.

10 BY repealing and reenacting, with amendments,
11 Article – Real Property
12 Section 8A–202(c)(3) and 8A–1201
13 Annotated Code of Maryland
14 (2003 Replacement Volume and 2008 Supplement)

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

17 **Article – Real Property**

18 8A–202.

19 (c) (3) [(i)] If the use of land is [changed, all] **CHANGED:**

20 (I) **ALL** residents shall be entitled to a 1–year prior written
21 notice of termination notwithstanding the provisions of a longer term in a rental
22 [agreement.] **AGREEMENT; AND**

23 (ii) [In St. Mary’s County, if the use of land is changed, the]
24 **THE** park owner shall send to the [County Commissioners] **LOCAL GOVERNING**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **BODY OF THE COUNTY OR MUNICIPAL CORPORATION IN WHICH THE PARK IS**
2 **LOCATED** a copy of the written notice of termination sent to the residents under
3 [subparagraph] **ITEM** (i) of this paragraph.

4 8A-1201.

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

8 (b) (1) [This subsection applies only in St. Mary's County.

9 (2)] If a mobile home park owner does not submit a plan for alternative
10 arrangements for the park residents or does not comply with the terms of an approved
11 plan, the mobile home park owner is in default of the plan and the application for
12 change of land use submitted under subsection (a) of this section may not be approved
13 until the owner submits and complies with a plan.

14 [(3)] (2) A plan for alternative arrangements for park residents shall
15 include:

16 (i) A complete list of park residents, including household sizes,
17 addresses, and contact information for residents;

18 (ii) A relocation calendar or timeline and written monthly
19 updates on the progress of the relocation;

20 (iii) A budget reflecting the amount of money allocated by the
21 mobile home park owner to be given to each resident to cover the costs associated with
22 moving the resident's mobile home, including:

23 1. Moving the trailer;

24 2. Disconnecting and reconnecting utilities; and

25 3. Removing and reattaching axles, decks, railings, and
26 side skirting; and

27 (iv) A list of area mobile home parks with vacancies.

28 **SECTION 2. AND BE IT FURTHER ENACTED,** That this Act shall take effect
29 October 1, 2009.