

Department of Legislative Services
Maryland General Assembly
2009 Session

FISCAL AND POLICY NOTE

House Bill 1344

(Delegate Malone, *et al.*)

Environmental Matters

Real Property - Mobile Home Parks - Plans for Dislocated Residents

This bill requires all mobile home park owners in the State to submit a copy of the notice of termination provided to park residents to the local governing body where the park is located if the land use of the mobile home park is changed. The bill also prohibits the approval of a mobile home park owner's application for change of land use until the owner submits and complies with a plan for dislocated residents. Currently, the bill's requirements only apply to St. Mary's County.

Fiscal Summary

State Effect: None.

Local Effect: The bill does not directly affect local finances or operations.

Small Business Effect: Potential meaningful impact on owners of mobile home parks.

Analysis

Current Law: If the land use of a mobile home park is changed, all residents are entitled to a one-year prior written notice of termination, notwithstanding a longer notice provision in the rental agreement. If the land use of a mobile home park is changed in St. Mary's County, the park owner must send the county commissioners a copy of the written notice of termination that was sent to the residents of the mobile home park.

When a mobile home park owner applies to change the land use of the mobile home park, the owner must include a plan for alternative arrangements for each dislocated resident with the application. In St. Mary's County, if a mobile home park owner fails to include

a plan for alternative arrangements with the owner's application, or fails to comply with the terms of an approved plan, the mobile home park owner is in default of the plan. As a result, the application for change of land use may not be approved until the owner submits and complies with a plan.

In St. Mary's County, the plan for alternative arrangements for dislocated park residents must include a list of park residents, including household sizes and contact information; a relocation calendar or timeline including monthly updates on the progress of the relocation; a list of area mobile home parks with vacancies; and a budget reflecting the amount of money to be distributed to each resident to cover moving costs, including moving the trailer, disconnecting and reconnecting utilities; and removing and reattaching other specified parts.

Background: Chapters 621 and 622 of 2008 required mobile home park owners in St. Mary's County to submit a resident relocation plan as part of a change of use application, along with a timeline and a relocation budget.

Additional Information

Prior Introductions: None.

Cross File: SB 935 (Senator Robey) - Judicial Proceedings.

Information Source(s): Charles, Frederick, and Somerset counties; Secretary of State; Judiciary (Administrative Office of the Courts); Department of Legislative Services

Fiscal Note History: First Reader - March 17, 2009
ncs/kdm

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