

Department of Legislative Services
Maryland General Assembly
2017 Session

FISCAL AND POLICY NOTE
Third Reader

House Bill 163 (St. Mary's County Delegation)
Environment and Transportation Education, Health, and Environmental Affairs

St. Mary's County - Mobile Home Parks - Repeal

This bill repeals provisions in the public local laws of St. Mary's County related to the regulation of mobile home parks.

Fiscal Summary

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

Local Effect: The bill does not materially impact the operations or finances of St. Mary's County.

Small Business Effect: None.

Analysis

Bill Summary: The bill repeals provisions of the public local laws of St. Mary's County that:

- require a person to obtain a license to maintain or operate a mobile home park in St. Mary's County;
- require the county commissioner to establish fees for a mobile home park license and the transfer of a license;
- specify the required contents of an application to build or operate a mobile home park;
- require all service buildings and the grounds of the park to be maintained to specified standards;

- specify requirements for the confinement of dogs, cats, or other pets;
- require the registration of occupants;
- specify the circumstances under which a mobile home license may be revoked or reinstated;
- require a mobile home park license to be posted in a conspicuous location at all times;
- establish the severability of provisions related to mobile home parks;
- specify penalties for violations of the provisions and apply limits to any penalty;
- specify circumstances under which the requirements of the law may be waived;
- specify duties of inspection and enforcement; and
- set forth various other requirements, definitions, and prohibitions.

Current Law: In addition to the provisions repealed by the bill, St. Mary's County advises that other ordinances and codes in the county are applicable to mobile home parks. The St. Mary's County Comprehensive Zoning Ordinance generally provides for the administration, regulation, and enforcement of applicable development standards, nuisance abatement requirements, and resource management requirements in the county. The St. Mary's County Building Code and the St. Mary's County Minimum Livability Code establish standards for the construction and habitability of buildings. Finally, the St. Mary's County Health Department has broad authority to address multiple responsibilities related to public and environmental health, including the oversight and permitting of on-site water supply and sewerage disposal systems.

Background: St. Mary's County advises that the provisions repealed by the bill are ineffective and duplicative of other ordinances and codes in the county. The county advises that the St. Mary's County Office of Land Use and Growth Management has concluded that it has no discretion to withhold permits for existing mobile home parks under the provisions repealed by the bill. Further, it believes that the regulation of all mobile home parks can be best addressed using the St. Mary's County Comprehensive Zoning Ordinance, the St. Mary's County Building Code, the St. Mary's County Minimum Livability Code, and the St. Mary's County Health Department.

The Office of the Attorney General, Consumer Protection Division, advises that it has received a total of 19 complaints involving mobile home parks in the last three years, and that none was related to mobile home parks located in St. Mary's County.

Additional Information

Prior Introductions: None.

Cross File: SB 162 (Senator Waugh) - Education, Health, and Environmental Affairs.

Information Source(s): St. Mary's County; Office of the Attorney General (Consumer Protection Division); Judiciary (Administrative Office of the Courts); Department of Legislative Services

Fiscal Note History: First Reader - January 26, 2017
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