

Department of Legislative Services
Maryland General Assembly
2021 Session

FISCAL AND POLICY NOTE
Third Reader

Senate Bill 474

(Senator Eckardt)

Judicial Proceedings

Environment and Transportation

Real Property - Sale of Mobile Home Parks - Notice Requirements

This bill requires a mobile home park owner to provide specified notice of the sale of a mobile home park no less than 30 days before the date of the sale, rather than within 5 days after entering into the contract for the sale.

Fiscal Summary

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

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

Small Business Effect: Minimal.

Analysis

Current Law: A park owner that enters into a sales contract for a mobile home park, within five days after entering into the contract, must (1) provide notice of the sale to each resident in the mobile home park by hand delivery or certified mail, return receipt requested, and the Department of Housing and Community Development by certified mail, return receipt requested and (2) post notice of the sale in a public area of the mobile home park.

The rights of mobile home park residents and responsibilities of mobile home park owners are established in the Maryland Mobile Home Parks Act of 1980, as set forth in Title 8A of the Real Property Article. Any violations of the Title that affect a resident or prospective resident are within the scope of the enforcement duties and powers of the Division of Consumer Protection of the Office of the Attorney General.

Additional Information

Prior Introductions: HB 263 of 2020 passed the House and was referred to the Senate Judicial Proceedings Committee, but no further action was taken. HB 497 of 2019 passed the House and received a hearing in the Senate Judicial Proceedings Committee, but no further action was taken.

Designated Cross File: HB 384 (Delegate Sample-Hughes) - Environment and Transportation.

Information Source(s): Judiciary (Administrative Office of the Courts); Department of Housing and Community Development; Department of Legislative Services

Fiscal Note History: First Reader - February 5, 2021
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