

HOUSE BILL 1196

M3, N1

6lr2752
CF SB 940

By: **Delegates J. Long, Alston, Behler, Taylor, and Woods**

Introduced and read first time: February 11, 2026

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Environment – Mobile Home Parks – Water Quality Testing**

3 FOR the purpose of requiring the Department of the Environment to develop a certain
4 mobile home park water quality testing program on or before a certain date;
5 requiring the Department to perform water quality testing at a certain percentage
6 of the total number of mobile home parks by certain dates; requiring the Department
7 to provide certain notice of certain water quality testing results in a certain manner;
8 requiring a mobile home park owner to take certain actions under certain
9 circumstances; requiring the Department to develop a certain statewide action plan
10 to address water quality at mobile home parks; and generally relating to water
11 quality testing and mobile home parks.

12 BY adding to

13 Article – Environment

14 Section 9–4B–01 through 9–4B–06 to be under the new subtitle “Subtitle 4B. Mobile
15 Home Park Water Quality Testing Program”

16 Annotated Code of Maryland

17 (2014 Replacement Volume and 2025 Supplement)

18 BY repealing and reenacting, without amendments,

19 Article – Real Property

20 Section 8A–101(a), (c), (d), (f), and (j)

21 Annotated Code of Maryland

22 (2023 Replacement Volume and 2025 Supplement)

23 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

24 That the Laws of Maryland read as follows:

25 **Article – Environment**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **SUBTITLE 4B. MOBILE HOME PARK WATER QUALITY TESTING PROGRAM.**

2 **9-4B-01.**

3 **(A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS**
4 **INDICATED.**

5 **(B) “ACTION PLAN” MEANS THE STATEWIDE ACTION PLAN DEVELOPED BY**
6 **THE DEPARTMENT IN ACCORDANCE WITH § 9-4B-05 OF THIS SUBTITLE.**

7 **(C) (1) “FINISHED WATER” MEANS WATER THAT IS SUPPLIED TO A**
8 **DISTRIBUTION SYSTEM OF A MOBILE HOME PARK AND INTENDED FOR DISTRIBUTION**
9 **AND HUMAN CONSUMPTION.**

10 **(2) “FINISHED WATER” INCLUDES DRINKING WATER PRESENT IN THE**
11 **SYSTEM.**

12 **(D) “MOBILE HOME” HAS THE MEANING STATED IN § 8A-101 OF THE REAL**
13 **PROPERTY ARTICLE.**

14 **(E) “PARK” HAS THE MEANING STATED IN § 8A-101 OF THE REAL**
15 **PROPERTY ARTICLE.**

16 **(F) “PARK OWNER” HAS THE MEANING STATED IN § 8A-101 OF THE REAL**
17 **PROPERTY ARTICLE.**

18 **(G) “PROGRAM” MEANS THE MOBILE HOME PARK WATER QUALITY TESTING**
19 **PROGRAM ESTABLISHED UNDER THIS SUBTITLE.**

20 **(H) “REMEDIATION” MEANS THE RESOLUTION OF ALL WATER QUALITY**
21 **ISSUES OF A FINISHED WATER SOURCE THAT RESULTS IN THE SAFETY AND**
22 **POTABILITY OF THE FINISHED WATER.**

23 **(I) “RESIDENT” HAS THE MEANING STATED IN § 8A-101 OF THE REAL**
24 **PROPERTY ARTICLE.**

25 **(J) “WATER QUALITY ISSUE” MEANS A SITUATION IN WHICH:**

26 **(1) THE FINISHED WATER FAILS TO COMPLY WITH A MAXIMUM**
27 **CONTAMINANT LEVEL STANDARD SET BY THE U.S. ENVIRONMENTAL PROTECTION**
28 **AGENCY OR THE DEPARTMENT FOR DRINKING WATER QUALITY; OR**

1 **1. PRIMARY AND SECONDARY DRINKING WATER**
2 **STANDARDS UNDER THIS TITLE; AND**

3 **2. MAXIMUM OR SECONDARY MAXIMUM CONTAMINANT**
4 **LEVELS ESTABLISHED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY;**

5 **(II) TO EVALUATE WATER HARDNESS, IRON, CALCIUM, AND**
6 **TOTAL DISSOLVED SOLIDS; AND**

7 **(III) FOR CHEMICALS WITH HEALTH ADVISORY LEVELS IF THE**
8 **DEPARTMENT BELIEVES THE CHEMICALS MAY BE PRESENT IN FINISHED WATER.**

9 **9-4B-03.**

10 **(A) SUBJECT TO SUBSECTION (B) OF THIS SECTION, THE DEPARTMENT**
11 **SHALL IMPLEMENT WATER QUALITY TESTING UNDER THE PROGRAM:**

12 **(1) BY JANUARY 1, 2028, AT 25% OF THE TOTAL NUMBER OF PARKS;**

13 **(2) BY JANUARY 1, 2029, AT 50% OF THE TOTAL NUMBER OF PARKS;**

14 **(3) BY JANUARY 1, 2030, AT 75% OF THE TOTAL NUMBER OF PARKS;**

15 **AND**

16 **(4) BY JANUARY 1, 2031, AT 100% OF THE TOTAL NUMBER OF PARKS.**

17 **(B) THE DEPARTMENT SHALL PRIORITIZE THE WATER QUALITY TESTING**
18 **REQUIRED UNDER SUBSECTION (A) OF THIS SECTION AS FOLLOWS:**

19 **(1) PARKS LOCATED IN A CENSUS BLOCK WHERE AT LEAST 40% OF**
20 **THE RESIDENTS IDENTIFY AS A RACIAL OR ETHNIC MINORITY;**

21 **(2) PARKS IN A GEOGRAPHIC AREA KNOWN TO PRODUCE**
22 **CONTAMINANTS IN FINISHED WATER DUE TO GEOLOGY;**

23 **(3) PARKS IN WHICH THE RESIDENTS HAVE REQUESTED TESTING;**

24 **(4) PARKS IN WHICH THE RESIDENTS HAVE SUBMITTED COMPLAINTS**
25 **REGARDING WATER QUALITY TO:**

26 **(I) THE DEPARTMENT;**

27 **(II) THE STATE OR A LOCAL HOUSING AGENCY; OR**

1 (III) A LOCAL HEALTH DEPARTMENT;

2 (5) PARKS SUPPLIED WITH FINISHED WATER FROM A PRIVATE OR
3 COMMUNITY WATER SUPPLY; AND

4 (6) ANY OTHER PARK DETERMINED BY THE DEPARTMENT.

5 (C) IF THE NUMBER OF REQUESTS FOR WATER QUALITY TESTING UNDER
6 THE PROGRAM EXCEEDS THE CAPACITY OF THE DEPARTMENT TO PERFORM THE
7 TESTING, THE DEPARTMENT SHALL CREATE A WAITING LIST.

8 (D) THE DEPARTMENT SHALL:

9 (1) REQUIRE ANY FIELD SAMPLING AND ANALYSIS PERFORMED
10 UNDER THIS SUBTITLE TO BE PERFORMED BY A QUALIFIED PROFESSIONAL, AS
11 DETERMINED BY THE DEPARTMENT;

12 (2) CONSIDER ALTERNATE TESTING METHODS TO AVOID TESTING
13 WITHIN A MOBILE HOME WITHOUT THE CONSENT OF THE RESIDENT; AND

14 (3) ON A FINDING BY THE DEPARTMENT OF A WATER QUALITY ISSUE:

15 (I) PERFORM OR REQUIRE THE PERFORMANCE OF
16 ADDITIONAL TESTING, INCLUDING CONTINUED OR MULTIPOINT TESTING OF
17 FINISHED WATER OR WATER SUPPLY, AND TESTING OF FLOW RATES AND WATER
18 PRESSURE;

19 (II) PROVIDE NOTICE OF THE WATER QUALITY ISSUE:

20 1. IN ACCORDANCE WITH § 9-4B-04 OF THIS SUBTITLE;
21 AND

22 2. TO THE LOCAL HOUSING AND HEALTH
23 DEPARTMENTS;

24 (III) REVIEW AND APPROVE ANY REMEDIATION PLAN PREPARED
25 UNDER § 9-4B-04(B) OF THIS SUBTITLE, OR DENY THE PLAN WITH WRITTEN
26 EXPLANATIONS AND CORRECTIVE RECOMMENDATIONS TO THE PLAN; AND

27 (IV) NOTIFY THE RESIDENTS AND THE LOCAL HEALTH AND
28 HOUSING DEPARTMENTS ON COMPLETION OF THE REMEDIATION.

1 **(E) THE DEPARTMENT MAY:**

2 **(1) DECLINE A REQUEST TO TEST FINISHED WATER FOR A SPECIFIC**
3 **CONTAMINANT IF:**

4 **(I) THE DEPARTMENT HAS DATA SHOWING THAT THE**
5 **CONTAMINANT IS NEITHER NEAR NOR IN EXCESS OF THE APPLICABLE STANDARD;**
6 **OR**

7 **(II) THE TESTING IS ALREADY REQUIRED UNDER THE PARK'S**
8 **REGISTRATION AS A PUBLIC WATER SYSTEM; AND**

9 **(2) CONTRACT WITH A THIRD PARTY TO PERFORM THE TESTING**
10 **REQUIRED UNDER THIS SUBTITLE.**

11 **(F) ANY TESTING PERFORMED UNDER THE PROGRAM IS IN ADDITION TO**
12 **ANY OTHER TESTING THE DEPARTMENT PERFORMS FOR PARKS.**

13 **9-4B-04.**

14 **(A) (1) WITHIN 10 DAYS AFTER RECEIVING THE RESULTS OF A WATER**
15 **QUALITY TEST PERFORMED UNDER THE PROGRAM, THE DEPARTMENT SHALL**
16 **NOTIFY, IN WRITING:**

17 **(I) THE PARK OWNER;**

18 **(II) THE LOCAL HEALTH DEPARTMENT IN THE COUNTY WHERE**
19 **THE PARK IS LOCATED;**

20 **(III) THE MUNICIPALITY IN WHICH THE PARK IS LOCATED, IF**
21 **ANY;**

22 **(IV) THE RESIDENT REQUESTING THE TESTING, IF APPLICABLE;**
23 **AND**

24 **(V) THE WATER SUPPLIER.**

25 **(2) IF THE TEST RESULTS IDENTIFY A WATER QUALITY ISSUE, THE**
26 **DEPARTMENT SHALL INCLUDE IN THE NOTICE REQUIRED UNDER PARAGRAPH (1)**
27 **OF THIS SUBSECTION:**

28 **(I) A SUMMARY OF THE TEST RESULTS AND INFORMATION ON**
29 **THE AVAILABILITY OF COMPLETE RESULTS;**

1 (II) INFORMATION ON ANY VIOLATION OF WATER QUALITY
2 STANDARDS;

3 (III) GUIDANCE ON ACTIONS RESIDENTS SHOULD TAKE IN LIGHT
4 OF A VIOLATION; AND

5 (IV) GUIDANCE ON ANY REMEDIATION PROCESSES.

6 (B) ON RECEIVING A NOTICE UNDER SUBSECTION (A)(2) OF THIS SECTION,
7 THE PARK OWNER SHALL:

8 (1) (I) NOTIFY THE RESIDENTS WITHIN 5 DAYS AFTER RECEIVING
9 THE NOTICE;

10 (II) PROVIDE THE INFORMATION AND GUIDANCE PROVIDED BY
11 THE DEPARTMENT TO THE RESIDENTS;

12 (III) MAKE THE NOTICE AVAILABLE IN ENGLISH, SPANISH, AND
13 ANY OTHER LANGUAGE REQUESTED BY THE RESIDENTS;

14 (IV) MAKE AVAILABLE AN INTERPRETER, IF NECESSARY, FOR
15 THE RESIDENTS IN ANY LANGUAGE OTHER THAN ENGLISH;

16 (V) CERTIFY TO THE DEPARTMENT COMPLIANCE WITH ITEMS
17 (I) THROUGH (IV) OF THIS ITEM;

18 (VI) POST THE TEST RESULTS IN ENGLISH, SPANISH, AND ANY
19 OTHER REQUESTED LANGUAGE IN A CONSPICUOUS PLACE IN THE COMMON AREAS
20 OF THE PARK;

21 (VII) KEEP THE NOTICE POSTED FOR AT LEAST 120 DAYS; AND

22 (VIII) USE PROFESSIONAL TRANSLATION SERVICES, IF
23 NECESSARY;

24 (2) COMPLY WITH ANY ORDER ISSUED BY THE DEPARTMENT; AND

25 (3) (I) WITHIN 120 DAYS AFTER RECEIVING A NOTICE UNDER
26 SUBSECTION (A)(2) OF THIS SECTION AND IN A MANNER REQUIRED BY THE
27 DEPARTMENT, PREPARE AND SUBMIT A REMEDIATION PLAN TO THE DEPARTMENT
28 TO ADDRESS THE WATER QUALITY ISSUE, INCLUDING DEADLINES AND STATUS
29 UPDATES;

1 (II) COMPLETE REMEDIATION BASED ON A SCHEDULE SET BY
2 THE DEPARTMENT; AND

3 (III) CONSULT WITH THE DEPARTMENT AND PROVIDE
4 REASONABLE ACCESS TO DRINKING WATER OR APPROVED FILTERS, IF NECESSARY,
5 TO ADDRESS ACUTE HEALTH RISKS.

6 (C) A PARK OWNER MAY NOT IMPOSE THE COST OF COMPLYING WITH THIS
7 SUBTITLE ON THE RESIDENTS.

8 (D) (1) THE DEPARTMENT MAY ISSUE AN ORDER REQUIRING THE PARK
9 OWNER TO COMPLY WITH SUBSECTION (B) OF THIS SECTION.

10 (2) WITHIN 20 DAYS AFTER RECEIVING AN ORDER ISSUED UNDER
11 PARAGRAPH (1) OF THIS SUBSECTION, A PARK OWNER MAY APPEAL THE ORDER BY
12 REQUESTING A HEARING WITH THE DEPARTMENT.

13 ~~9-4B-05.~~

14 (A) ON OR BEFORE JANUARY 1, 2028, THE DEPARTMENT SHALL DEVELOP
15 A STATEWIDE ACTION PLAN TO ADDRESS AND IMPROVE WATER QUALITY IN MOBILE
16 HOME PARKS.

17 (B) (1) IN DEVELOPING THE ACTION PLAN, THE DEPARTMENT SHALL
18 CONDUCT OUTREACH TO PARK RESIDENTS TO:

19 (I) GATHER INFORMATION;

20 (II) RECEIVE INPUT ABOUT WATER QUALITY CONCERNS;

21 (III) COORDINATE WITH RESIDENTS TO IDENTIFY
22 OPPORTUNITIES FOR IMPROVEMENT;

23 (IV) ENSURE PUBLIC COMMUNICATIONS ARE AVAILABLE IN
24 ENGLISH, SPANISH, AND ANY OTHER NECESSARY LANGUAGE;

25 (V) CONSULT OR COORDINATE WITH PARK OWNERS,
26 RESIDENTS, NONPROFIT ORGANIZATIONS, HIGHER EDUCATION INSTITUTIONS,
27 WATER PROVIDERS, AND COUNTY HEALTH AND HOUSING DEPARTMENTS;

28 (VI) CONSIDER THE RESULTS OF ANY WATER QUALITY TESTING
29 TO DATE;

1 (VII) ASSESS INFRASTRUCTURE AT SAMPLE PARKS IN
2 CONSIDERATION OF THE PRIORITY LISTED UNDER § 9-4B-03(B) OF THIS SUBTITLE;
3 AND

4 (VIII) COLLECT RELEVANT DATA ABOUT FINISHED WATER.

5 (2) THE ACTION PLAN SHALL:

6 (I) INCLUDE A STATUS REPORT OF WATER QUALITY TESTING
7 PERFORMED TO DATE;

8 (II) DEVELOP A STRATEGY FOR TESTING PARKS NOT YET
9 TESTED;

10 (III) IDENTIFY OPPORTUNITIES TO IMPROVE WATER QUALITY,
11 INCLUDING COLOR, TASTE, AND ODOR;

12 (IV) INCLUDE TIMELINES FOR IMPLEMENTATION; AND

13 (V) INCLUDE A WRITTEN DESCRIPTION OF HOW RESIDENT
14 FEEDBACK WAS INCORPORATED INTO THE PLAN.

15 (C) THE DEPARTMENT SHALL COORDINATE WITH HOUSING, HEALTH, OR
16 RELATED AGENCIES OF LOCAL JURISDICTIONS TO IDENTIFY POTENTIAL FUNDING,
17 INCLUDING GRANT MONEY, TO SUPPORT REMEDIATION, TO IMPROVE WATER
18 QUALITY, AND TO ENFORCE THE REQUIREMENTS OF THIS SUBTITLE.

19 9-4B-06.

20 (A) TO ENFORCE THIS SUBTITLE, THE DEPARTMENT SHALL ISSUE:

21 (1) NOTICES OF VIOLATION;

22 (2) PENALTIES; OR

23 (3) ENFORCEMENT ORDERS.

24 (B) (1) IF A PARK OWNER FAILS TO COMPLY WITH THE REQUIREMENTS
25 OF THIS SUBTITLE, THE DEPARTMENT MAY IMPOSE AN ADMINISTRATIVE PENALTY
26 OF UP TO \$10,000 FOR EACH VIOLATION AND \$5,000 FOR EACH SUCCESSIVE MONTH
27 OF CONTINUED VIOLATIONS.

