

SENATE BILL 940

M3, N1

6lr1811
CF HB 1196

By: **Senator Henson**

Introduced and read first time: February 6, 2026

Assigned to: Education, Energy, and the Environment

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.



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

9-4B-01.

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

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

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

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

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

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

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

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

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

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

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

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

(2) THE DEPARTMENT HAS MADE A DETERMINATION THAT THE FINISHED WATER OR WATER SUPPLY IS OF SUFFICIENTLY LOW QUALITY TO PRESENT A RISK TO THE HEALTH, WELFARE, OR SAFETY OF INDIVIDUALS WHO USE THE WATER.

(K) (1) "WATER SUPPLY" MEANS THE SUPPLY OF A SOURCE OF FINISHED WATER TO RESIDENTS.

(2) "WATER SUPPLY" INCLUDES:

(I) PRIMARY SOURCE WATER;

(II) RIVERS;

(III) WATER SYSTEMS;

(IV) WATER PURCHASED FROM ANOTHER SYSTEM; AND

(V) WELLS.

9-4B-02.

(A) ON OR BEFORE JANUARY 1, 2027, AND IN ACCORDANCE WITH THIS SUBTITLE, THE DEPARTMENT SHALL DEVELOP AND BEGIN THE IMPLEMENTATION OF A MOBILE HOME PARK WATER QUALITY TESTING PROGRAM.

(B) IN DEVELOPING THE PROGRAM, THE DEPARTMENT SHALL:

(1) ENSURE THAT MATERIALS, INFORMATION, AND COMMUNICATIONS SHARED WITH RESIDENTS ARE AVAILABLE IN ENGLISH, SPANISH, AND ANY OTHER LANGUAGE REQUESTED BY RESIDENTS;

(2) INTERVIEW RESIDENTS TO UNDERSTAND ANY CONCERNS WITH WATER QUALITY, INCLUDING ABNORMAL COLOR, ODOR, OR TASTE, DAMAGE TO APPLIANCES, AND HEALTH OR ECONOMIC ISSUES; AND

(3) DETERMINE AND APPROVE A SPECIFIC SAMPLING PLAN FOR EACH PARK THAT REQUIRES WATER QUALITY TESTING NECESSARY TO ASSESS THE QUALITY AND SAFETY OF FINISHED WATER AND EVALUATE CONCERNS OF THE RESIDENTS, INCLUDING PERFORMING TESTING:

(I) TO DETERMINE COMPLIANCE WITH:

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.

(E) THE DEPARTMENT MAY:

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

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

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

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

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

9-4B-04.

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

(I) THE PARK OWNER;

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

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

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

(V) THE WATER SUPPLIER.

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

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

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

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

(IV) GUIDANCE ON ANY REMEDIATION PROCESSES.

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

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

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

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

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

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

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

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

(VIII) USE PROFESSIONAL TRANSLATION SERVICES, IF NECESSARY;

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

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

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

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

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

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

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

9-4B-05.

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

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

(I) GATHER INFORMATION;

(II) RECEIVE INPUT ABOUT WATER QUALITY CONCERNS;

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

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

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

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

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

(VIII) COLLECT RELEVANT DATA ABOUT FINISHED WATER.

(2) THE ACTION PLAN SHALL:

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

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

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

(IV) INCLUDE TIMELINES FOR IMPLEMENTATION; AND

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

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

9-4B-06.

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

(1) NOTICES OF VIOLATION;

(2) PENALTIES; OR

(3) ENFORCEMENT ORDERS.

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

1 **(2) IT IS A VIOLATION OF THIS SUBTITLE TO EVICT OR THREATEN TO**
2 **EVICT A RESIDENT BASED ON AN ACTION TAKEN UNDER THIS SUBTITLE.**

3 **(3) NOTHING IN THIS SECTION SHALL PRECLUDE A RESIDENT FROM**
4 **TAKING LEGAL ACTION AGAINST A PARK OWNER.**

5 **Article – Real Property**

6 8A–101.

7 (a) In this title the following words have the meanings indicated.

8 (c) (1) “Mobile home” means a structure:

9 (i) Transportable in one or more sections;

10 (ii) 8 or more body feet in width and 30 or more body feet in length;

11 (iii) Built on a permanent chassis; and

12 (iv) Designed to be used as a dwelling, with or without a permanent
13 foundation, when connected to the required utilities.

14 (2) “Mobile home” includes the plumbing, heating, air conditioning, and
15 electrical systems contained in the structure.

16 (d) “Park” means any property leased or held out for lease to two or more residents
17 or prospective residents.

18 (f) “Park owner” means any person who has interest in the park and includes any
19 person acting as the agent of a park owner as to the managerial or operations acts taken
20 as the agent of the owner.

21 (j) (1) “Resident” means a mobile home owner who leases or rents a site for
22 residential use and resides in a mobile home park.

23 (2) “Resident” includes a person who maintains a permanent residence
24 with the mobile home owner, and who obtains title to the mobile home after the death of
25 the owner under the terms of a will or by operation of law.

26 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
27 October 1, 2026.