

# SENATE BILL 940

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CF HB 1196

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By: **Senator Henson**

Introduced and read first time: February 6, 2026

Assigned to: Education, Energy, and the Environment

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Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 21, 2026

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Environment – ~~Mobile Home Parks~~ – Water Quality Testing – Secondary**  
3 **Maximum Contaminant Levels Action Plan**

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

14 ~~BY adding to~~

15 ~~Article – Environment~~

16 ~~Section 9-4B-01 through 9-4B-06 to be under the new subtitle “Subtitle 4B. Mobile~~  
17 ~~Home Park Water Quality Testing Program”~~

18 ~~Annotated Code of Maryland~~

19 ~~(2014 Replacement Volume and 2025 Supplement)~~

20 ~~BY repealing and reenacting, without amendments,~~

21 ~~Article – Real Property~~

22 ~~Section 8A-101(a), (c), (d), (f), and (j)~~

23 ~~Annotated Code of Maryland~~

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



~~(2023 Replacement Volume and 2025 Supplement)~~

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
That ~~the Laws of Maryland read as follows:~~

~~Article — Environment~~

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

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

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

10           ~~(2) "WATER SUPPLY" INCLUDES:~~

11                   ~~(I) PRIMARY SOURCE WATER;~~

12                   ~~(II) RIVERS;~~

13                   ~~(III) WATER SYSTEMS;~~

14                   ~~(IV) WATER PURCHASED FROM ANOTHER SYSTEM; AND~~

15                   ~~(V) WELLS.~~

16 ~~9-4B-02.~~

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

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

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

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

27                   ~~(3) DETERMINE AND APPROVE A SPECIFIC SAMPLING PLAN FOR~~  
28 ~~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. PRIMARY AND SECONDARY DRINKING WATER STANDARDS UNDER THIS TITLE; AND~~

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

~~(II) TO EVALUATE WATER HARDNESS, IRON, CALCIUM, AND TOTAL DISSOLVED SOLIDS; AND~~

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

~~9-4B-03.~~

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

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

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

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

~~AND~~

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

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

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

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

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

1           ~~(4) PARKS IN WHICH THE RESIDENTS HAVE SUBMITTED COMPLAINTS~~  
2 ~~REGARDING WATER QUALITY TO:~~

3           ~~(I) THE DEPARTMENT;~~

4           ~~(II) THE STATE OR A LOCAL HOUSING AGENCY; OR~~

5           ~~(III) A LOCAL HEALTH DEPARTMENT;~~

6           ~~(5) PARKS SUPPLIED WITH FINISHED WATER FROM A PRIVATE OR~~  
7 ~~COMMUNITY WATER SUPPLY; AND~~

8           ~~(6) ANY OTHER PARK DETERMINED BY THE DEPARTMENT.~~

9           ~~(C) IF THE NUMBER OF REQUESTS FOR WATER QUALITY TESTING UNDER~~  
10 ~~THE PROGRAM EXCEEDS THE CAPACITY OF THE DEPARTMENT TO PERFORM THE~~  
11 ~~TESTING, THE DEPARTMENT SHALL CREATE A WAITING LIST.~~

12           ~~(D) THE DEPARTMENT SHALL:~~

13           ~~(1) REQUIRE ANY FIELD SAMPLING AND ANALYSIS PERFORMED~~  
14 ~~UNDER THIS SUBTITLE TO BE PERFORMED BY A QUALIFIED PROFESSIONAL, AS~~  
15 ~~DETERMINED BY THE DEPARTMENT;~~

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

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

19           ~~(I) PERFORM OR REQUIRE THE PERFORMANCE OF~~  
20 ~~ADDITIONAL TESTING, INCLUDING CONTINUED OR MULTIPPOINT TESTING OF~~  
21 ~~FINISHED WATER OR WATER SUPPLY, AND TESTING OF FLOW RATES AND WATER~~  
22 ~~PRESSURE;~~

23           ~~(II) PROVIDE NOTICE OF THE WATER QUALITY ISSUE:~~

24           ~~1. IN ACCORDANCE WITH § 9-4B-04 OF THIS SUBTITLE;~~

25 ~~AND~~

26           ~~2. TO THE LOCAL HOUSING AND HEALTH~~  
27 ~~DEPARTMENTS;~~

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

~~(IV) NOTIFY THE RESIDENTS AND THE LOCAL HEALTH AND 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.~~

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

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

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

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

10           ~~(IV) GUIDANCE ON ANY REMEDIATION PROCESSES.~~

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

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

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

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

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

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

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

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

27           ~~(VIII) USE PROFESSIONAL TRANSLATION SERVICES, IF~~  
28 ~~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;~~

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

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

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

9 ~~(VIII) COLLECT RELEVANT DATA ABOUT FINISHED WATER.~~

10 ~~(2) THE ACTION PLAN SHALL:~~

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

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

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

17 ~~(IV) INCLUDE TIMELINES FOR IMPLEMENTATION; AND~~

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

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

24 ~~9-4B-06.~~

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

26 ~~(1) NOTICES OF VIOLATION;~~

27 ~~(2) PENALTIES; OR~~



1           (a) The Department of the Environment shall develop an action plan for the  
2 enforcement of standards for secondary maximum contaminant levels to address water  
3 discoloring, taste, and odor at community water systems and nontransient, noncommunity  
4 water systems.

5           (b) The action plan required under subsection (a) of this section shall include:

6                   (1) a listing of the presence and concentrations of secondary contaminants  
7 in community water systems and nontransient, noncommunity water systems;

8                   (2) a draft approach for the enforcement of standards for secondary  
9 maximum contaminant levels;

10                  (3) a summary of the regulatory enforcement actions for secondary  
11 maximum contaminant levels in place in Alabama, Arkansas, California, Delaware,  
12 Florida, Georgia, Hawaii, and Maine;

13                  (4) a decision–matrix including the feasibility, benefits, and challenges of  
14 enforcing secondary maximum contaminant levels in nontransient, noncommunity water  
15 systems;

16                  (5) an evaluation of potential costs to be borne by community water  
17 systems and nontransient, noncommunity water systems in order to comply with secondary  
18 maximum contaminant level enforcement; and

19                  (6) a projected time frame for implementing the enforcement of secondary  
20 maximum contaminant levels in:

21                           (i) community water systems; and

22                           (ii) nontransient, noncommunity water systems.

23           (c) The Department shall consult with stakeholders, including:

24                   (1) owners and operators of and residents serviced by community water  
25 systems and nontransient, noncommunity water systems;

26                   (2) community and nonprofit organizations that represent affected  
27 residents;

28                   (3) the Maryland Rural Water Association; and

29                   (4) any other person the Department determines relevant.

1 (d) On or before December 1, 2026, the Department shall report its findings and  
2 recommendations to the General Assembly, in accordance with § 2-1257 of the State  
3 Government Article.

4 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
5 ~~October~~ July 1, 2026. It shall remain effective for a period of 1 year and 1 month and, at  
6 the end of July 31, 2027, this Act, with no further action required by the General Assembly,  
7 shall be abrogated and of no further force and effect.

Approved:

\_\_\_\_\_  
Governor.

\_\_\_\_\_  
President of the Senate.

\_\_\_\_\_  
Speaker of the House of Delegates.