

SENATE BILL 998

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6lr3570

By: **Senator Jennings**

Introduced and read first time: February 23, 2026

Assigned to: Rules

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Mobile Home Parks – Rent Limitations**

3 FOR the purpose of prohibiting the park owner of a mobile home park from increasing
4 certain rent more than a certain percentage annually unless authorized by the
5 Department of Housing and Community Development under certain circumstances;
6 establishing certain procedures and requirements for a petition by a park owner to
7 the Department for a certain rent increase and for the consideration, approval, or
8 denial of a petition by the Department; prohibiting a park owner from taking certain
9 retaliatory actions against a resident; authorizing the Department and the Attorney
10 General to take certain actions for a violation of this Act; and generally relating to
11 mobile home park rent.

12 BY repealing and reenacting, without amendments,
13 Article – Real Property
14 Section 8A–101(a), (c), (d), (f), (h), and (j)
15 Annotated Code of Maryland
16 (2023 Replacement Volume and 2025 Supplement)

17 BY adding to
18 Article – Real Property
19 Section 8A–4A–01 and 8A–4A–02 to be under the new subtitle “Subtitle 4A. Rent”
20 Annotated Code of Maryland
21 (2023 Replacement Volume and 2025 Supplement)

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

24 **Article – Real Property**

25 8A–101.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

2 (c) (1) "Mobile home" means a structure:

3 (i) Transportable in one or more sections;

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

5 (iii) Built on a permanent chassis; and

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

8 (2) "Mobile home" includes the plumbing, heating, air conditioning, and
9 electrical systems contained in the structure.

10 (d) "Park" means any property leased or held out for lease to two or more residents
11 or prospective residents.

12 (f) "Park owner" means any person who has interest in the park and includes any
13 person acting as the agent of a park owner as to the managerial or operations acts taken
14 as the agent of the owner.

15 (h) "Rent" means any money or other consideration given for the right of use,
16 possession, and occupancy of the premises.

17 (j) (1) "Resident" means a mobile home owner who leases or rents a site for
18 residential use and resides in a mobile home park.

19 (2) "Resident" includes a person who maintains a permanent residence
20 with the mobile home owner, and who obtains title to the mobile home after the death of
21 the owner under the terms of a will or by operation of law.

22 SUBTITLE 4A. RENT.

23 **8A-4A-01.**

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

26 **(B) "DEPARTMENT" MEANS THE DEPARTMENT OF HOUSING AND**
27 **COMMUNITY DEVELOPMENT.**

28 **(C) "EXTRAORDINARY EXPENSE" MEANS A NONRECURRING COST**
29 **INCURRED BY A PARK OWNER, INCLUDING A COST RESULTING FROM:**

- 1 **(1) MAJOR INFRASTRUCTURE REPAIRS;**
- 2 **(2) UTILITY SYSTEM FAILURES; AND**
- 3 **(3) GOVERNMENT-MANDATED IMPROVEMENTS.**

4 **8A-4A-02.**

5 **(A) EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, A PARK**
6 **OWNER MAY NOT INCREASE THE TOTAL AMOUNT OF ANNUAL RENT FOR A SITE FOR**
7 **AN EXISTING RESIDENT BY MORE THAN THE LESSER OF:**

8 **(1) THE MOST RECENT ANNUAL CONSUMER PRICE INDEX FOR ALL**
9 **URBAN CONSUMERS, UNITED STATES CITY AVERAGE; OR**

10 **(2) AN AMOUNT NOT EXCEEDING 4% OF THE PREVIOUS ANNUAL RENT**
11 **FOR THE SITE.**

12 **(B) (1) A PARK OWNER MAY PETITION THE DEPARTMENT FOR APPROVAL**
13 **OF AN INCREASE IN EXCESS OF THE LIMITATION UNDER SUBSECTION (A) OF THIS**
14 **SECTION IF THE INCREASE IS NECESSARY TO PAY FOR AN EXTRAORDINARY**
15 **EXPENSE.**

16 **(2) A PETITION FILED UNDER PARAGRAPH (1) OF THIS SUBSECTION**
17 **SHALL:**

18 **(I) BE SUBMITTED ON A FORM AND IN A MANNER PRESCRIBED**
19 **BY THE DEPARTMENT;**

20 **(II) INCLUDE A WRITTEN EXPLANATION OF THE**
21 **EXTRAORDINARY EXPENSE;**

22 **(III) INCLUDE DOCUMENTATION SUPPORTING THE CLAIMED**
23 **EXTRAORDINARY EXPENSE; AND**

24 **(IV) PROVIDE A CALCULATION DEMONSTRATING WHY THE**
25 **PROPOSED INCREASE IS NECESSARY.**

26 **(C) A PARK OWNER SHALL PROVIDE WRITTEN NOTICE OF THE REQUESTED**
27 **RENT INCREASE TO RESIDENTS AFFECTED BY A PROPOSED RENT INCREASE AT THE**
28 **TIME THE PETITION IS FILED WITH THE DEPARTMENT, INCLUDING:**

29 **(1) A COPY OF THE PETITION; AND**

1 **(2) INFORMATION REGARDING THE COMMENT PERIOD REQUIRED**
2 **UNDER SUBSECTION (D) OF THIS SECTION.**

3 **(D) (1) ON RECEIPT OF A PETITION UNDER SUBSECTION (B) OF THIS**
4 **SECTION, THE DEPARTMENT SHALL:**

5 **(I) PROVIDE A 45-DAY COMMENT PERIOD FOR AFFECTED**
6 **RESIDENTS OR REPRESENTATIVES OF A RECOGNIZED HOMEOWNERS ASSOCIATION**
7 **TO SUBMIT COMMENTS ON THE PROPOSED INCREASE;**

8 **(II) CONSIDER ANY COMMENT RECEIVED BY AFFECTED**
9 **RESIDENTS OR REPRESENTATIVES OF A RECOGNIZED HOMEOWNERS ASSOCIATION**
10 **WHEN MAKING A DECISION TO APPROVE OR DENY A REQUESTED RENT INCREASE;**
11 **AND**

12 **(III) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION,**
13 **APPROVE OR DENY A REQUESTED RENT INCREASE AS SOON AS PRACTICABLE AFTER**
14 **THE CLOSE OF THE COMMENT PERIOD.**

15 **(2) THE DEPARTMENT SHALL ISSUE A DECISION UNDER PARAGRAPH**
16 **(1) OF THIS SUBSECTION WITHIN 120 DAYS AFTER THE RECEIPT OF A PETITION.**

17 **(3) A PARK OWNER MAY NOT IMPLEMENT A RENT INCREASE**
18 **APPROVED BY THE DEPARTMENT UNDER SUBSECTION (C) OF THIS SECTION**
19 **EARLIER THAN 120 DAYS AFTER THE DATE THE PARK OWNER FILED THE PETITION**
20 **WITH THE DEPARTMENT.**

21 **(E) A PARK OWNER MAY NOT IMPOSE A RENT INCREASE ON A RESIDENT**
22 **BECAUSE THE RESIDENT HAS:**

23 **(1) PARTICIPATED IN A HOMEOWNERS ASSOCIATION;**

24 **(2) FILED A COMPLAINT WITH A GOVERNMENT AGENCY AGAINST THE**
25 **PARK OWNER;**

26 **(3) PROVIDED TESTIMONY OR INFORMATION IN A LEGAL OR**
27 **ADMINISTRATIVE PROCEEDING AGAINST THE PARK OWNER; OR**

28 **(4) EXERCISED A RIGHT UNDER STATE OR FEDERAL LAW.**

1 **(F) A RESIDENT OR A HOMEOWNERS ASSOCIATION ACTING ON BEHALF OF**
2 **AFFECTED MEMBERS MAY FILE A COMPLAINT WITH THE DEPARTMENT ALLEGING A**
3 **VIOLATION OF THIS SECTION.**

4 **(G) THE DEPARTMENT MAY:**

5 **(1) INVESTIGATE A COMPLAINT MADE BY A RESIDENT OR**
6 **HOMEOWNERS ASSOCIATION;**

7 **(2) ISSUE ORDERS REQUIRING COMPLIANCE WITH THE**
8 **REQUIREMENTS OF THIS SECTION BY A PARK OWNER;**

9 **(3) IMPOSE A CIVIL PENALTY FOR A VIOLATION OF THIS SECTION;**
10 **AND**

11 **(4) REFER A VIOLATION TO THE ATTORNEY GENERAL FOR LEGAL**
12 **ENFORCEMENT.**

13 **(H) THE ATTORNEY GENERAL MAY BRING AN ACTION TO ENJOIN ANY ACTS**
14 **IN VIOLATION OF THIS SECTION AND TO RECOVER CIVIL PENALTIES AUTHORIZED**
15 **UNDER SUBSECTION (G) OF THIS SECTION.**

16 **(I) THE DEPARTMENT SHALL ADOPT REGULATIONS TO CARRY OUT THIS**
17 **SUBTITLE.**

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