



**HORIZON LAND COMPANY**  
PROVIDING AFFORDABLE QUALITY LIVING

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To: Chair Barve  
Vice Chair Stein  
Members of the House Environment & Transportation Committee

Re: HB263 – Real Property – Sales of Mobile Home Parks – Notice Requirements Favorable

Horizon, whose sole business is owning and operating Manufactured Housing Communities ("MHCs"), owns and operates 12 Manufactured Housing Communities throughout Maryland. Horizon excels at creating and maintaining affordable, clean, and desirable land-lease neighborhoods located in generally desirable/high cost of living locations. Just like traditional "stick-built" homes on non-leased land, homes located in and MHC are valuable assets whose value will increase or decrease with the real estate market. For that reason, the location and general standards of the MHC where a home is located are critical factors to maintaining the value of the home. In other words, management, maintenance, resident satisfaction, and most importantly, landlord integrity are keys to ensuring both a quality yet affordable neighborhood and maintaining home values. Horizon understands this, and we have made it our mission to provide our residents with a quality affordable housing opportunity.

Previously the General Assembly passed legislation requiring a community owner to provide each resident of their community notice when ownership of the community was changing hands.

The language of the original bill was supposed to require a five (5) day notice before the sale of a community. However, In the drafting process, the language was somehow changed so that notice was required within five (5) days after the community owner entered into a contract – the drafter incorrectly thinking that a contract meant a sale. Due to the fact that many executed contracts for the sale of communities never actually close, all parties agreed at the time that the best notice period for consumers should be thirty (30) days before the actual sale. Unfortunately, the thirty (30) day pre-sale notice language never made it into the bill. HB263 corrects that omission and ensures that community residents are protected and informed through adequate and timely notice.

For the reasons described herein, Horizon urges a favorable report on HB263.