



HORIZON LAND COMPANY
PROVIDING AFFORDABLE QUALITY LIVING

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To: Chair Kelley
Vice Chair Feldman
Members of the Senate Finance Committee

Re: SB155 – Consumer Protection – Mobile Home Purchasers
Favorable with Amendments

Horizon, whose sole business is owning and operating Manufactured Housing Communities ("MHCs"), owns and operates 12 Manufactured Housing Communities ("MHCs") 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.

Horizon is supportive of consumer protection efforts to protect the purchasers of mobile homes. However, SB155, as drafted contains a few provisions that require clarification and an updating of the law. The clarifying amendments that we support are detailed in the written testimony submitted by the Manufactured Housing Institute (MHI), the national trade association that represents every segment of the factory-built housing industry. It is our understanding that MHI has been in conversations with the Department of Labor to work through these amendments.

For these reasons, Horizon supports SB155 Consumer Protection – Mobile Home Purchasers with the clarifying amendments detailed in the written testimony of the Manufactured Housing Institute.