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SPEAKER PRO TEM
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Health and Government
Operations Committee



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THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

TESTIMONY FOR ENVIRONMENT AND TRANSPORTATION COMMITTEE

CHAIR KUMAR BARVE

VICE CHAIR DANA STEIN

HOUSE BILL 384

REAL PROPERTY – SALE OF MOBILE PARKS – NOTICE REQUIREMENTS

January 19th, 2021

POSITION: SUPPORT

Chairman Barve and members of the Environment and Transportation Committee, I am pleased to sponsor House Bill 384, as my first hearing of the session in this committee. For three years, I have fought tirelessly to ensure the citizens in my district that reside in mobile homes have their voices heard, as a Florida based company attempted to silence them with rent increases beyond realistic measures. As a result, I sponsored legislation that would require a mobile home park owner to provide notice of the sale to residents within five days after entering into a contract either by hand delivery or certified mail. We have since realized that 5 days was not sufficient. This bill will extend the notice requirement to 30 days.

This change is small, but essential for protecting the vulnerable populations living in mobile housing. With over 35,000 families living in manufactured home communities, it is necessary to provide fair rights to the mobile park home owner and provide notice to the residents. Sometimes with legislation, unintended consequences occur and need to be revised in order to make it practical in real time.

This bill received a favorable vote in the committee last year, and passed the House unanimously, but its Senate hearing was canceled due to the pandemic. It is with this in mind that I ask you to give your favorable support for HB 384, to ensure fair practices remain in place for residents.