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Testimony for Senate Bill 474
Real Property - Sale of Mobile Home Parks - Notice Requirements
Judicial Proceedings Committee
February 9, 2021

Chairman Smith and Members of the Committee:

Thank you for the opportunity to present Senate Bill 474: Real Property – Sale of Mobile Home Parks – Notice Requirements. This bill extends the time frame that a mobile home park owner must provide notice of the sale of a park.

Current law requires that a mobile home park owner provide notice of the sale of a mobile home park to each resident by hand delivery or certified mail, as well as the Department of Housing and Community Development, within 5 days after entering into the contract. The owner must post notice of the sale in a public area of the park, as well.

Since establishing the 5 day requirement, we have learned that 5 days is not sufficient to notify residents of the sale of a park and any potential rent increases. Senate Bill 474 extends the notice requirement to 30 days before the date of the sale. This bill passed the House unanimously last year, however did not have a hearing in the Senate before the early adjournment.

Senate Bill 474 will protect Maryland's vulnerable populations that live in mobile housing, including those disproportionately affected by the COVID-19 Pandemic. Thank you for your consideration and I respectfully ask for a favorable report of Senate Bill 474.

Best regards,

A handwritten signature in black ink that reads "Addie C. Eckardt".

Senator Addie C. Eckardt