

SB940_FAV_EconAction.pdf

Uploaded by: Jennifer Bevan-Dangel

Position: FAV



SB940: Environment - Mobile Home Parks - Water Quality Testing

Position: Favorable

March 4, 2026

The Honorable Brian J. Feldman, Chair
Education, Energy and the Environment Committee
2 West Miller Senate Office Building
Annapolis, MD 21401
Cc: Members of the Committee

Chair Feldman and members of the Committee,

Economic Action Maryland Fund urges a favorable report on SB940, which would ensure water quality for mobile home park residents.

Mobile home parks are an important element of affordable housing and have a smaller environmental footprint than traditional homes. In 2017, there were 36,318 mobile homes in Maryland with the highest percentage in Cecil County (7.4%) followed by Wicomico (4.4%) and Allegheny (4.3%).

These residents own their homes but not the ground they sit on. These households pay monthly rent to the owner of a manufactured housing community. If it becomes necessary for a resident to move, it costs thousands of dollars to relocate a mobile home. The cost and logistics of relocating can be prohibitive, making these residents uniquely vulnerable should problems arise within the mobile home park.

Failure to provide safe drinking water to residents is a shockingly common issue with mobile home parks. A review last summer by the Associated Press found that nearly 70% of mobile home parks nationwide had issues with unsafe drinking water sometime in the last five years - a rate much higher than municipal water supplies.¹

Mobile home owners have no authority and little recourse to address water quality issues. And because the barriers to moving are so extreme, they are not able to simply move to a different park - no matter how egregious the issues are with their current location. Safe drinking water is a basic right, and this bill would ensure that the Department of the Environment is helping protect these residents.

¹ <https://www.ap.org/news-highlights/spotlights/2025/for-millions-in-us-mobile-home-parks-clean-and-safe-tap-water-isnt-a-given/>

Economic Action (formerly the Maryland Consumer Rights Coalition) champions economic rights and housing justice through advocacy, research, consumer education, and direct service. Our 12,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.



For these reasons, we urge a favorable report on SB940.

Sincerely,
Jennifer Bevan-Dangel, Deputy Director

Economic Action (formerly the Maryland Consumer Rights Coalition) champions economic rights and housing justice through advocacy, research, consumer education, and direct service. Our 12,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.

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Maryland Catholic Conference_FAVSB940_.pdf

Uploaded by: Michelle Zelaya

Position: FAV



MARYLAND
CATHOLIC
CONFERENCE

March 4th 2026

SB940

**Environment - Mobile Home Parks - Water Quality Testing
Environment and Transportation Committee
Position: Favorable**

The Maryland Catholic Conference offers this testimony in support of **Senate Bill 940**. The Maryland Catholic Conference is the public policy representative of the three (arch)dioceses serving Maryland, which together encompass over one million Marylanders. Statewide, their parishes, schools, hospitals and numerous charities combine to form our state's second largest social service provider network, behind only our state government.

Senate Bill 940 ensures that residents of mobile home parks—many of whom are low-income, elderly, or part of marginalized communities—have reliable access to clean, safe water. By requiring the Department of the Environment to create a statewide water quality testing program, conducting regular testing by set deadlines, and ensure that park owners remediate any identified issues, the bill directly addresses longstanding gaps in oversight and environmental health protections. It ensures that water quality in mobile home communities is not overlooked, neglected, or subject to inconsistent local practices.

Clean water is a foundational public health necessity, and this bill brings essential protection to populations who have historically faced higher risks of contamination. When families know their water is safe, they experience better health outcomes, reduced rates of illness, and improved quality of life. This also lifts financial burdens associated with medical treatment and bottled water reliance. At a broader level, guaranteeing water safety promotes environmental equity, strengthens community trust in public institutions, and helps prevent future crises that are far more costly to address once contamination has spread. The legislation ensures that all Marylanders—regardless of housing status—are treated with dignity and provided with the same environmental protection as any other household.

Access to clean water is not merely a policy preference—it is a moral obligation rooted in the belief that every person is created in the image of God and deserves conditions that promote health and human flourishing. The bill also upholds the principles of the common good and solidarity, reminding us that environmental safety must not depend on one's income or neighborhood. By passing this legislation, Maryland moves closer to a society that protects the vulnerable, safeguards creation, and ensures fair and just treatment for all families.

For these reasons, the Maryland Catholic Conference urges a favorable report on **Senate Bill 940**.

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Uploaded by: Robin (Rob) Ross

Position: FAV

Chai, Vice Chair and Judiciary Committee Members

For the record my name is Robin Ross, I reside in Lothian, Md in one of the four mobile home parks – Patuxent Mobile Home Community sometime referred to as Patuxent Shores in Anne Arundel County

I am here representing myself – and other residents within the mobile home parks to urge you to vote for and in favor of HB1571 and SB0729 – Real Property – Access to Counsel in Evictions Programs – Mobile Home Parks

I am going to share with you the situations that residents are subjected to by park owners and what we experience also occurs within other similar communities. What is important to realize is that while we live in “mobile homes” – they are not as “mobile” as you might or would believe. These large manufactured homes – are placed on pad and footers in privately owned communities that have gone for years as regulated as “mobile home parks.” To move one of these homes is often as expensive as it is to purchase a used one costing upward of and in many cases in excess of 20k.

Tenants in these parks – or communities either purchase outright a unit from a previous owner, or sign a lease to rent. At the same time, while they may own the unit they live in – they must rent the ground space (the dirt) from the park owners that the unit is placed on. Park owners not only charge for the pad space, but residents are required to pay fees for unrelated repairs and subjected to retaliatory evictions if payments were late -- ultimately impacting residents' economic ability to live in an affordable community. As land renters, we pay as much as \$812-\$1,500 or more in ground rent for their units in addition to high monthly costs for water/sewer service which for water is more times than not poor to undrinkable , and maintenance of community property – which does not materialize

Mobile home parks in Anne Arundel county and throughout the state are primarily privately-owned. Our research and all the research shows that the vast majority of these communities are owned by out of state investors whose goal is to increase their profitability. They commonly and routinely neglect the infrastructure in the community and residents needs as a general and common practice to move existing tenants out – and get in new ones to raise the rents. Residents are typically only allowed a one-year unrenewable lease, which includes discriminatory illegal practices. Then they intentionally seek to push you to a month to month lease which they can terminate at any point for any reason. They speak and claim of park rules and standards that are not part of the written rules and more times than, not refuse to or do not provide the information to residents, and are not equally applied or enforced. When we raise questions or voice concerns about rates or situations occurring in the park, we are

further threatened with these false rule violations and eviction if we persist. Getting these unexpected and false notices of supposed rule violation comes with additional charges and without identifying the reasons or rule.

You will not hear from the vast number of mobile home residents, for fear of retaliation – losing their homes – even if they own the unit. This is what happens. I myself was subjected to a 2 almost 3-year litigation with park owners over a false claim of holding over that cost me 10k.

The court issued a verdict in my favor – I do not and will never fear speaking out against what is wrong and unjust! However, make no mistake, I am sure that I will face nefarious and retaliatory actions again due to my being here. However, most of the residents in these parks cannot afford to spend the money for legal fees and are afraid of becoming homeless.

Maryland laws protecting landlord-tenant relationships do not address the issues or give rights to those residing in mobile home communities. We are grateful for Senator Henson, the Maryland legal lab and other tenant advocates to get this legislation drafted.

Please approve this legislation – HB1571 – to help us remain in our affordable homes and have rights to object to conditions affecting us financially.

Robin R. Ross

A handwritten signature in black ink that reads "Robin R. Ross". The signature is written in a cursive style and is positioned above a thin horizontal line.

56 Patuxent Mobile Ests.
Lothian, MD, 20711
443-261-7017

SB0940 sponsor testimony26.pdf

Uploaded by: Senator Shaneka Henson

Position: FAV

SHANEKA HENSON
Legislative District 30
Anne Arundel County

Judicial Proceedings Committee

Joint Committee on Children,
Youth, and Families



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THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

March 4, 2026
SPONSOR TESTIMONY
Senate Bill 0940
Environment – Water Quality Testing

Chair Feldman, Vice Chair Kagan and EEE Committee Members

For the record, I am Shaneka Henson, representing District 30 in Anne Arundel County and member of the JPR Committee.

The bill we are presenting today – SB0940 – is not the original bill received from the bill drafter – and the one that corresponds to the fiscal note in your file. This is an updated version that is the result of the collaboration between the Maryland Department of the Environment, affected residents and environmental advocates. It is one that will have a more neutral fiscal impact, and one that I urge you to immediately give it a favorable report.

This legislation addresses a critical issue affecting the ability of MDE to ensure the safety and quality of drinking water for a segment of state residents. You will hear from the testimony today, examples of ongoing conditions in certain mobile home communities through MD – how the gap in the enforcement of the federal and state safe drinking water regulations is hampering MDE's ability to protect residents.

The ongoing quality issues of drinking water delivered to residents in mobile home communities, results primarily from wells and groundwater, and supplied by small community treatment systems which are operated and managed by the private owners of the mobile home communities. Residents who pay the property owners separate fees for the water supplied to their homes – have experience disruptions as well as receiving discolored and foul-smelling water from their faucets for years. Many have also suffered extensive health issues.

This is a complex regulatory situation, and why this introductory overview establishes the foundation and background leading to your favorable decision for SB0940.

The federal government – the US Environmental Protection Agency - establishes the national regulations and standards governing the safety and quality of the nation’s drinking water supply to us in our homes, businesses, industry, etc. -- by municipalities, quasi-governmental agencies such as the Washington Suburban Sanitary Commission, and small community systems that are publicly and privately owned. The federal government then enables states the authority to enforce the regulations and standards through the Safe Drinking Water Act.

Based on the Safe Drinking Water Act (SDWA), 49 states, all U.S. territories, and the Navajo Nation have approved “**primary enforcement authority (primacy)**”, meaning they are responsible for implementing and enforcing SDWA standards, which can include both primary (health-related) and certain secondary (aesthetic/nuisance-related) regulations.

However, within the **Safe Drinking Water Act (SDWA)**, there also exists what is called -- “National Secondary Drinking Water Regulations (NSDWRs). These are the non-enforceable federal guidelines that are intended to manage aesthetic qualities like taste, color, sediment, and odor. While the **EPA** does not require compliance with the NSDWR’s, individual states do have the authority to adopt these secondary standards as **enforceable state regulations**.

And therein lies the problem that we are addressing in this legislation, SB940– and it is one of the reasons that Maryland needs to follow the example of nearly 20 states and change Maryland’s regulations authorizing MDE to enforce the national secondary drinking water regulations, to address conditions affecting state residents – primarily in smaller communities.

The amended version of SB0940 will begin the steps needed by the State to allow MDE to enforce the “secondary drinking water regulations.” Overall, the purpose of SB940 is to produce an action plan that includes:

- An analysis of states actions currently enforcing the secondary drinking water regulations.
- Identifying communities experiencing extreme concentration of contaminants and chemicals affecting odor, taste, discoloration to receive prioritized testing, and
- Providing a decision-making matrix of the benefits and challenges to implementing the SDWR – taking us to the next step towards approval.

The testimony you will hear today supporting this legislation represents only a small segment of Maryland residents impacted by unsafe drinking water conditions. And, while these residents may not be able to voice their comments here today, we know that the MDE staff who regulate these situations are equally frustrated at being unable to resolve the

continuing situations expressed by residents. I want to express our sincere appreciation to the MDE staff who have been responsive in attempting to address these conditions – and for their collaboration in defining the steps needed.

But we also need to acknowledge the long-suffering situations of residents who are enduring the receiving of water in their homes that you and I would not use and be irate. Many of the residents experiencing these unsafe conditions are fearful of speaking out; and today we have with us a representative who will describe what residents have been enduring. I urge you to listen with compassion and place yourselves and your families within a comparable situation – what would you want to have done. This is why we need you to give an immediate favorable vote to SB0940.

Thank you

Shaneka Hansen, Senator

SB940V3.pdf

Uploaded by: Senator Shaneka Henson

Position: FAV



ADDRESSING THE HEALTH OF
DRINKING WATER

SB940 / HB 1196

Environment- Water Quality Testing

Mobile Home Communities

Enforcing Secondary Maximum Contaminant Levels



U.S. Environmental Protection Agency- Safe Drinking Water ACT

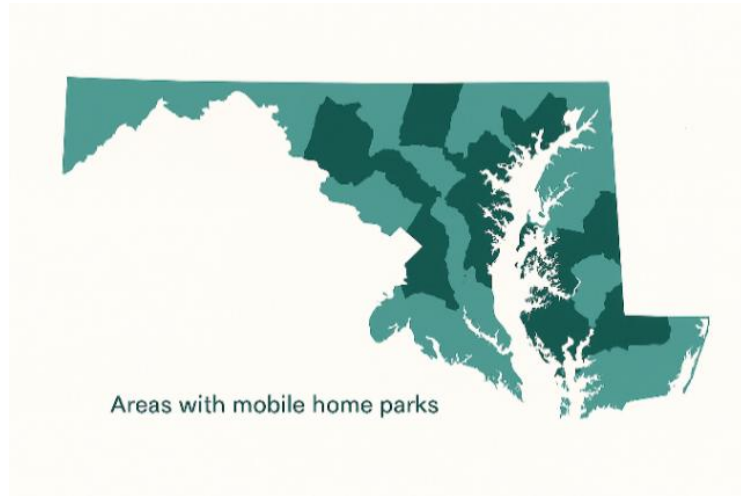




NATIONAL SECONDARY DRINKING WATER REGULATIONS

Under the **Safe Drinking Water Act (SDWA)**, National Secondary Drinking Water Regulations (NSDWRs) are non-enforceable federal guidelines intended to manage aesthetic qualities like taste, color, and odor.

- While the **EPA** does not require compliance, individual states have the authority to adopt these secondary standards as **enforceable state regulations**



Drinking water delivered to residents in mobile home communities throughout MD is produced primarily from wells and groundwater

Water supplied by small community treatment systems that are operated and managed by the park owner.

Residents paying separate fees for water supplied to their homes – experience disruptions as well as receiving discolored and foul-smelling water from their faucets



DRINKING WATER QUALITY ISSUES

Sources of Discoloration

Discolored water often indicates the presence of sediment, or organic material remaining in the water and entering homes through aging pipes or system disturbances.

Potential Health Risks

Using or consuming discolored water can expose people to harmful substances, emphasizing the importance of avoiding it until clear.



Existing MD laws governing the operations of private community water systems do not protect residents drinking water from the issues associated with elevated levels of iron, bacteria, decolorization and sediment.



Actions enabling MDE to enforce the “secondary drinking water regulations.”

- **An analysis of states already enforcing the secondary drinking water regulations**
- **Identifying communities experiencing extreme concentration of contaminants and chemicals affecting odor, taste, discoloration and sediment**
- **Providing a decision-making matrix of the benefits and challenges to implementing the SDWR – taking us to the next step towards approval.**

We need to acknowledge the long-suffering situations of residents who are enduring the water coming into their homes that you and I would not use and be irate.

Many of the residents experiencing these unsafe conditions are fearful of speaking out.

I urge you to listen with compassion and place yourselves and your families within a similar situation – what would you want to have done. This is why we need you to give an immediate favorable vote to SB0940

SB940Water QualityFactsheetFeb26.pdf

Uploaded by: Senator Shaneka Henson

Position: FAV



ADDRESSING THE HEALTH OF DRINKING WATER

Protecting the Drinking Water Quality of Maryland's Mobile Home Residents

Senator Shaneka Henson

Delegates Jeffrie Long and Seth Howard

SB0940 – Senate Hearing, March 4, 2026 – 1 p.m. EEE

HB1196 - House Hearing, March 4, 2026- 1 p.m. E&T

A 2024 Penn State Research Study¹ on mobile home communities reports that Maryland has more than 437 -- established and concentrated in the southern, mid, and northeast, and eastern shore regions. Residents include retirees, veterans, people with disabilities, immigrants, state and county employees, and families at the marginal or below average median income level – all in need of below market-rate housing. While they either own or rent their dwelling units, all are charged a separate fee to rent the lot as well as paying separately for their utilities by the park owners.

Threats to Residents Health – Owners of mobile home communities are predominantly private investors, who are also responsible for providing essential services such as water and wastewater disposal. Drinking water delivered to residents in mobile home units is produced primarily from wells and groundwater, supplied by small community treatment systems that are operated and managed by the park owner. Residents paying separate fees for water supplied to their homes – experience disruptions as well as receiving discolored and foul-smelling water from their faucets. They also receive additional and unexplained charges for this service. While regulated by the MD Department of the Environment, existing State laws governing the operations of private community water systems do not protect residents drinking water from the issues associated with elevated levels of iron, bacteria, decolorization and sediment.



What the Legislation Requires!

- Updating Maryland's regulations authorizing the Department of the Environment (MDE) to enforce a part of the secondary drinking water regulations that does not exist.
- Prioritizing a water testing program for mobile home communities experiencing ongoing issues.
- Enforcing corrective actions to address drinking water quality.

Statewide and National Legislation - Maryland is not alone in taking action to protect residents ability to live in affordable mobile home communities and address the water quality issues they experience. Delaware, Virginia, North Carolina, Oregon, Massachusetts, Washington, and Rhode Island have already adopted regulations to preserve these essential affordable communities and updated the enforcement of safe drinking water regulations to ensure that the water infrastructure is maintained, and residents receive quality water. Risks facing residents in these affordable communities—non-ownership of land, investor-controlled rent and service fees, and deteriorating infrastructure—continue to threaten the long-term viability of one of the state's most significant sources of affordable housing.

¹ *Protections of (Im)mobile homeowners from the consequences of (Im)mobile home park closures – Kenneth Barr, Attorney/Urban Planner – Penn State Law Review-Article 779 [Vol.128.3]*

Anne Arundel County _FAV_SB940.pdf

Uploaded by: Tom Ni

Position: FAV



March 4, 2026

Senate Bill 940
Environment - Mobile Home Parks - Water Quality Testing
Senate Education, Energy, and the Environment Committee

Position: FAVORABLE

Anne Arundel County **SUPPORTS** Senate Bill 940 – Environment - Mobile Home Parks - Water Quality Testing. This Bill requires the Department of Environment to develop a mobile home park water quality testing program by January 1, 2027, perform water quality tests, and enforce remediation efforts by the park owners based on testing results.

There are more than 400 mobile home communities across Maryland with significant concentrations in the northeast, the Eastern Shore, and southern Maryland, such as Lothian in Anne Arundel County. These mobile home communities provide unique affordable housing solutions to residents that include retirees, veterans, people with disabilities, immigrants, state and county employees, and families with low or moderate incomes. Despite the name “mobile homes”, residents live in manufactured units that serve as their permanent housing, which they must rent the land beneath them and pay separately for utilities and fees set by private owners. However, private investors in mobile home communities have been negligent in maintaining essential infrastructure. Due to the nature of current mobile home regulations that enable predatory practices, many residents fear retaliation and continue to face long-standing problems of recurring water shutoffs, foul or discolored water, and unexplained fees.

It is critical that we ensure all residents have access to safe, clean, drinking water. This Bill authorizes the Department of Environment to enforce secondary drinking water regulations and help protect our already financially vulnerable residents. For those reasons, Anne Arundel County respectfully requests a **FAVORABLE** report on Senate Bill 940.

MDE SB 940 SWA.pdf

Uploaded by: Jeremy D Baker

Position: FWA



**The Maryland Department of the Environment
Secretary Serena McIlwain**

***Senate Bill 940
Environment - Mobile Home Parks - Water Quality Testing***

Position: Support with Amendments
Committee: Education, Energy, and the Environment
Date: March 4, 2026
From: Alex Butler, Deputy Director of Government Relations

The Maryland Department of the Environment (MDE) **SUPPORTS SB 940 WITH AMENDMENTS.**

Bill Summary

Senate Bill 940 requires MDE to develop a mobile home park water quality testing program for Primary Maximum Contaminant Levels and aesthetic/non-health based Secondary Maximum Contaminant Levels (SMCLs) (for issues such as water color, odor, or taste) by January 1, 2027.

Position Rationale

As introduced, the bill imposes substantial new requirements on MDE with an estimated fiscal cost for new personnel alone of approximately \$1.4 million annually once the bill is fully implemented. This is based on an estimated number of mobile home parks of 314, although this estimate is likely low. The bill requires MDE to undertake the following activities for each of the 314 parks: staff interviews with residents; develop a sampling plan based on prioritization factors; collect an additional 135 samples every year; track results in a new database; consider and approve remediation plans; evaluate and approve use of filters for various contaminants; track compliance and pursue penalties for non-compliance; and increase routine compliance activities by 20%. Since the majority of the scope of work exceeds the Safe Drinking Water Act requirements, general funds are required to accomplish the workload.

MDE understands the bill is overbroad as introduced and is working on amendments with the bill sponsor that would require MDE to conduct a feasibility study on creating enforceable SMCLs for community and nontransient noncommunity public water systems. The study would look at: (1) current secondary contaminant levels in those public water systems; (2) Maryland's current approach to SMCLs; (3) how other states regulate SMCLs; (4) the benefits and challenges of MDE creating enforceable SMCLs; and (5) potential costs borne by covered public water systems. The study would also include recommendations for potential development and enforcement of SMCLs in Maryland. MDE's Water Supply Program believes that it can conduct the study with existing resources, eliminating the bill's fiscal note.

Accordingly, MDE requests the Committee give SB 940 a **FAVORABLE WITH AMENDMENTS** report.

[AMENDMENTS ATTACHED]

Contact: Alex Butler, Deputy Director of Government Relations
Phone: 443-695-7478, Email: alex.butler@maryland.gov

MDE PROPOSED AMENDMENTS TO SB 940

MDE recommends striking the bill in its entirety and replacing it with the following study requirements.

Environment - Water Quality Testing - Secondary Maximum Contaminant Levels - Feasibility Study

FOR the purpose of requiring the Maryland Department of the Environment to conduct a feasibility study on developing enforceable standards for certain secondary maximum contaminant levels at certain public water systems; specifying the contents of the study; and generally relating to a feasibility study for certain secondary maximum contaminant levels at certain public water systems.

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

(a) The Maryland Department of the Environment shall conduct a feasibility study on developing enforceable standards for secondary maximum contaminant levels (SMCLs) to address discolored water, taste, and odor at community and nontransient noncommunity public water systems.

(b) The study shall include:

(1) an overview of the presence and concentrations, if known, of secondary contaminants in community and nontransient noncommunity public water systems;

(2) a discussion of the Department's current approach to address secondary maximum contaminant levels;

(3) a summary of secondary maximum contaminant level regulatory approaches in other states;

(4) an evaluation of the feasibility, benefits, and challenges of implementing enforceable secondary maximum contaminant levels in Maryland;

(5) an evaluation of potential costs borne by community and nontransient noncommunity public water systems to comply with enforceable secondary maximum contaminant levels; and

(6) recommendations for potential development and implementation of enforceable secondary maximum contaminant levels in Maryland.

(c) As part of the study the Department shall consult with relevant stakeholders including:

(1) community and nontransient noncommunity public water system owners and operators;

(2) community or nonprofit organizations that represent affected residents,

(3) the Maryland Rural Water Association; and

(4) any other individual or person the Department believes is relevant to consult.

(d) On or before December 1, 2026, the Department shall report its findings and recommendations to the General Assembly, in accordance with § 2-1257 of the State Government Article.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 2026. It shall remain effective for a period of 1 year and, at the end of June 30, 2027, this Act, with no further action required by the General Assembly, shall be abrogated and of no further force and effect.

Water.pdf

Uploaded by: Travis Lerol

Position: UNF

To whom it may concern,

Water quality testing is already widely available in Maryland, and free test kits are available across the state. The process of testing water isn't different in mobile homes than in any other, so there is no need for a process specifically for them.

Thank you,
Travis Lerol