



March 4, 2026

House Bill 1196
Environment - Mobile Home Parks - Water Quality Testing

House Environment and Transportation Committee

Position: FAVORABLE

Anne Arundel County **SUPPORTS** House Bill 1196 – 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 House Bill 1196.