



HB1196: Environment - Mobile Home Parks - Water Quality Testing

Position: Favorable

March 4, 2026

The Honorable Marc Korman, Chair
Environment and Transportation Committee
250 Taylor House Office Building
Annapolis, MD 21401
Cc: Members of the Committee

Chair Korman and members of the Environment and Transportation Committee,

Economic Action Maryland Fund urges a favorable report on HB1196, 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 HB1196.

Sincerely,
Jennifer Bevan-Dangel, Deputy Director

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2209 Maryland Ave · Baltimore, MD 21218 | www.econaction.org
Marceline White · Marceline@EconAction.org | Jennifer Bevan-Dangel · Jennifer@EconAction.org