



**SB729: Real Property -  
Access to Counsel in Evictions Program and Mobile Home Parks**

**Position: Favorable**

March 5, 2026

The Honorable Will Smith, Chair  
Senate Judicial Proceedings Committee  
2 East, Miller Senate Office Building  
Annapolis, Maryland 21401  
cc: Members, Judicial Proceedings Committee

Chair Smith and Members of the Committee:

Economic Action Maryland Fund urges a favorable report on SB729, which would ensure appropriate eviction protections for residents of mobile home parks.

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, and can be evicted like any tenant. But the difficulties faced by a tenant in an apartment building - packing their belongings, finding a new home, and moving - are compounded drastically for residents of a mobile home park.

If it becomes necessary for a mobile home park resident to move, it costs thousands of dollars to relocate the home. The cost and logistics of relocating can be prohibitive, often forcing these owners to either sell their mobile home for pennies on the dollar or abandon their home altogether.<sup>1</sup> This makes mobile home residents uniquely vulnerable when faced with the threat of eviction.

Because of the legal status of mobile park residents, many of the protections afforded to tenants have historically not been available to them. SB729 would address this oversight in state law by extending basic guardrails that protect individuals facing eviction to mobile home owners, and allowing mobile home owners to access legal assistance traditionally reserved for traditional renters.

---

<sup>1</sup> <https://evictionlab.org/mobile-home-parks-eviction/>

*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 SB729.

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.*

2209 Maryland Ave · Baltimore, MD 21218 | [www.econaction.org](http://www.econaction.org)  
Marceline White · [Marceline@EconAction.org](mailto:Marceline@EconAction.org) | Jennifer Bevan-Dangel · [Jennifer@EconAction.org](mailto:Jennifer@EconAction.org)