



Protecting Maryland's Affordable Housing Communities

SB279 – HB1517
Real Property-Access to
Counsel in Evictions
Program and Mobile Home
Parks

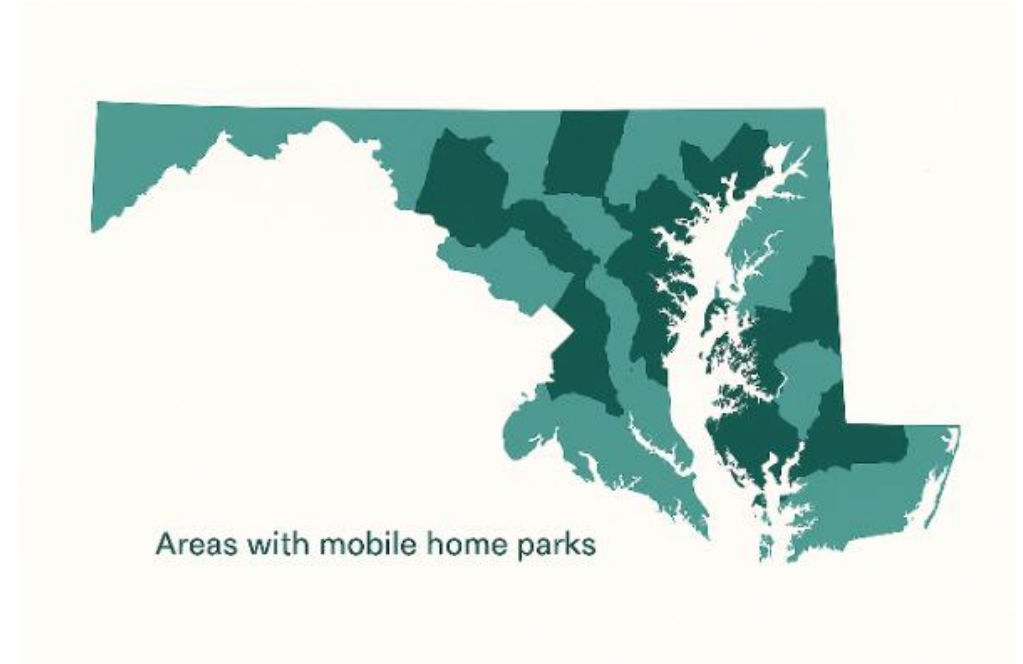
Reforming the 1980 Maryland Mobile Home Act



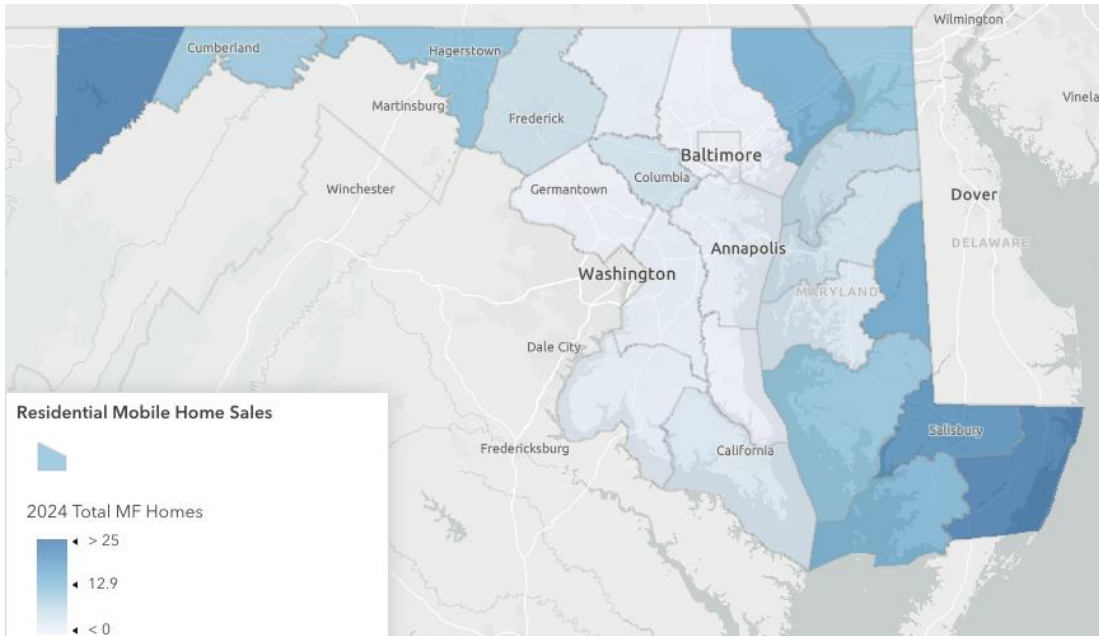
Maryland's 437 mobile home communities -- southern, mid, and northeast, and eastern shore areas include

- Retirees, elderly, veterans, county, and state employees,
- Families at the margin or below the average median income level, such as immigrants,
- Individuals with disabilities, and others in need of below market-rate housing.

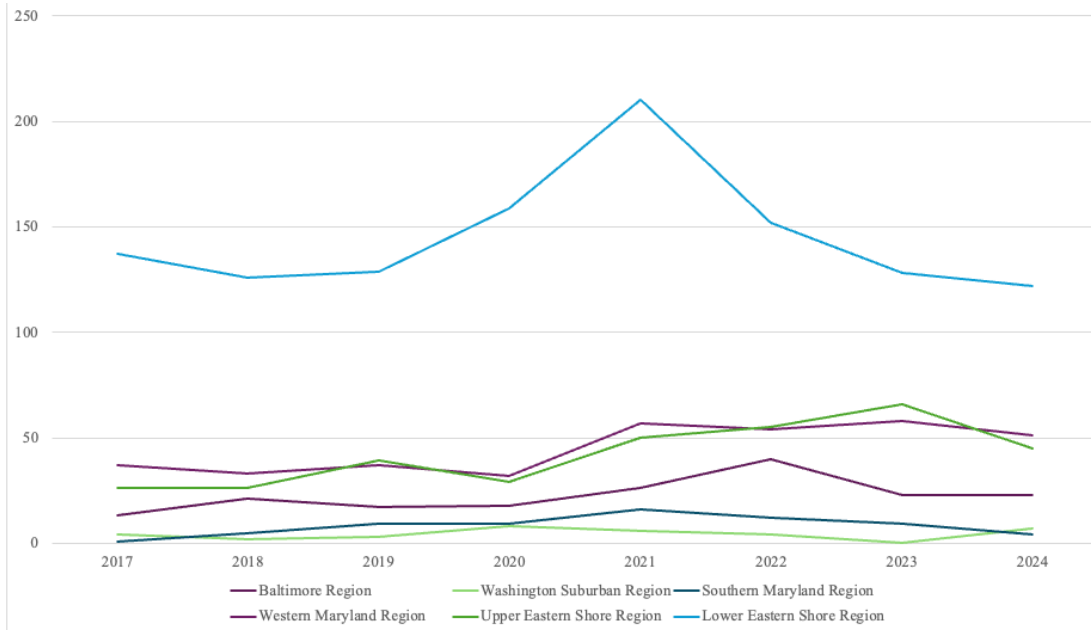
There is a demand for this housing.



Mobile Home Sales in Maryland



Left: Number of Mobile Home Sales by Maryland Region, from 2017-2024



Right: Number of Mobile Home Sales by Maryland County in 2024.

Credit: NCSG analysis of Maryland Residential Sales Data, Maryland Department of Planning, Planning Data Services.

Example Housing Needs: Southern Anne Arundel County (Lothian area)

- Large concentration of the region's low-income households.
- 14% of all the households are defined as having “very low income” – meaning a family four has an income less than \$58,050 annually.
- 17% of the households qualify as being within the county's “rental workforce housing” category, meaning those who earn incomes less than \$50,000

Of the approximately 82,000 residents in the area,

- 82% reside in single-family detached homes
- However -- of those “single-family detached homes” - **nearly 20% are mobile/manufactured** housing units in the communities of
 - Maryland Manor
 - Patuxent Mobile Estates (Sands Rd)
 - Boones Mobile (Old Rt 408)
 - Lyons Creek Mobile

Existing 1980 Mobile Home Act is outdated

Does not address landlord tenant
relation/eviction issues

Threatens the ability of residents to
continue to live in affordable homes



Maryland joining the states Delaware, Virginia, North Carolina, Oregon, Massachusetts, Washington, Rhode Island, and others that have implemented regulatory changes safeguarding residents' ability to remain in affordable communities.

What SB0729 and HB1517 includes

- **Clearer Definitions:** Clarifying key terms, including “rent.”
- **Tenant Protections:** Establishing explicit criteria for violations and strengthens anti-retaliation provisions.
- **Rental Agreement Reforms:** Adds new prohibitions and clarifies existing ones.
- **Discrimination Safeguards:** Recognizes and addresses discriminatory enforcement.
- **Fee and Utility Protections:** Limits unreasonable fees and prohibits utility upcharges.

SB0729 and HB1517

- **Legal Consistency:** Aligns security deposit rules and anti-discrimination statutes with other state laws.
- **Eviction Procedures:** Improves safeguards for tenant property and defines procedures for subtenant evictions.
- **Access to Counsel:** Ensures mobile home residents are covered under the Access to Counsel in Evictions law.
- **Jury Trial Rights:** Clarifies availability and procedures for jury trials in disputes.
- **Stronger Enforcement:** Increases consequences for non-compliance by park owners.