



March 5, 2026

**Senate Bill 729**  
**Real Property - Access to Counsel in Evictions Program and Mobile Home Parks**

**Senate Judicial Proceedings Committee**

**Position: FAVORABLE**

Anne Arundel County **SUPPORTS** Senate Bill 729 – Real Property - Access to Counsel in Evictions Program and Mobile Home Parks. This Bill addresses serious issues that exist among the unique tenant-landlord relationships in mobile homes, which includes expanding access to counsel in eviction programs to mobile home residents, clarifying disputed definitions, and establishing explicit provisions regarding mobile home rental practice.

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 However, the Maryland Mobile Home Parks Act of 1980 is vastly outdated, and existing federal and state laws protecting landlord-tenant relationships do not apply to mobile homes. As a result, discriminatory illegal practices and ongoing disputes are widespread. Poorly maintained infrastructure, unregulated passed-on fees, and unrenowable short-term leases are challenges residents regularly face. Residents who voice concerns are threatened with eviction and, lacking legal recourse, remain vulnerable to exploitation.

It is critical that we address these issues, help protect our already financially vulnerable residents, and allow them to continue to live in these affordable communities. Fair and just practices are needed for both tenants and landlords to ensure that mobile home communities remain a sustainable affordable housing solution. This Bill makes significant reforms to existing legislation that expands legal protections to mobile home residents and establishes clear provisions regulating tenant-landlord relationships. For all of these reasons, I respectfully request a **FAVORABLE** report on Senate Bill 729.

A handwritten signature in blue ink, appearing to read "Steuart Pittman".

Steuart Pittman  
County Executive