



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

Position: Favorable

April 1, 2026

The Honorable J. Sandy Bartlett, Chair
House Judiciary Committee
Room 100, Taylor House Office Building
Annapolis, Maryland 21401
cc: Members, House Judiciary

Chair Bartlett and Members of the Committee,

Economic Action Maryland Fund urges a favorable report on SB729, which would expand eviction protections for residents of mobile home parks. The bill was heavily amended in the Senate. The version before the Judiciary Committee expands the Access to Counsel in Evictions Program to allow legal representation to individuals who live in a mobile home park. This is an important step towards helping these residents and we urge a favorable report, even as amended.

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.¹ This makes mobile home residents uniquely vulnerable when faced with the threat of eviction.

¹ <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.



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 take a step forward by allowing mobile home owners to access legal assistance traditionally reserved for traditional renters.

For these reasons, we urge a favorable report on SB729 as amended.

Sincerely,
Jennifer Bevan-Dangel, Deputy Director

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