

# SENATE BILL 162

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By: **Senator Waugh**

Introduced and read first time: January 17, 2017

Assigned to: Education, Health, and Environmental Affairs

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## A BILL ENTITLED

1 AN ACT concerning

2 **St. Mary's County – Mobile Home Parks – Repeal**

3 FOR the purpose of repealing certain provisions of law that relate to the licensing and  
4 operation of mobile home parks in St. Mary's County; and generally relating to the  
5 repeal of certain provisions of law on the licensing and operation of mobile home  
6 parks in St. Mary's County.

7 BY repealing

8 The Public Local Laws of St. Mary's County

9 Section 136–1 through 136–4, 136–7, 136–11, and 136–13 through 136–19 and the  
10 Chapter “Chapter 136. Trailers”

11 Article 19 – Public Local Laws of Maryland

12 (2007 Edition and March 2015 Supplement, as amended)

13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
14 That the Laws of Maryland read as follows:

15 **Article 19 – St. Mary's County**

16 **[Chapter 136. Trailers]**

17 **[136–1.**

18 As used in this chapter, the following terms shall have the meanings indicated:

19 **MOBILE HOME** and **MOBILE HOME PARK** — The meanings stated in Article 8 of  
20 the County Zoning Ordinance.

21 **PARK** — A mobile home park.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 PERSON — An individual, firm, trust, partnership, association, corporation or other  
2 entity.]

3 [136–2.

4 A person may not maintain or operate within St. Mary’s County a mobile home park  
5 unless the person obtains a mobile home park license. Section 136–4 of this chapter does  
6 not apply to a mobile home park approved by the St. Mary’s County Department of Health  
7 and in existence as of April 1, 1959.]

8 [136–3.

9 A. The County Commissioners shall set, by resolution:

10 (1) A license fee for mobile home parks; and

11 (2) A fee for the transfer of a license for a mobile home park.

12 B. (1) The fee for the transfer of a license for a mobile home park is to be paid  
13 to the County Commissioners before the transfer of license takes effect.

14 (2) The transferor shall pay to the county all taxes owed by the transferor  
15 to the county before the transfer takes effect.]

16 [136–4.

17 A. Applications for a mobile home park license shall be filed with and issued by  
18 the Board of County Commissioners, sitting as the Board of Health, showing:

19 (1) The name and address of the applicant; and

20 (2) The location and legal description of the mobile home park.

21 B. (1) A mobile home park shall be built and maintained according to a plan  
22 approved in accordance with the County Zoning Ordinance.

23 (2) The office of Planning and Zoning shall inspect a mobile home park each  
24 year to assure compliance with the approved plan prior to the issuance of a mobile home  
25 park license.]

26 [136–7.

27 All service buildings and the grounds of the park shall be maintained in a clean  
28 sightly condition and kept free of any condition that will menace the health of any occupant  
29 or the public or constitute a nuisance.]

1 [136–11.

2 An owner or person in charge of a dog, cat or other pet animal may not permit it to  
3 run at large or commit any nuisance within the limits of a mobile home park.]

4 [136–13.

5 A. A licensee shall keep a register containing a record of all mobile home owners  
6 and occupants located within the mobile home park.

7 B. The register shall contain:

8 (1) The name and address of each occupant; and

9 (2) The date of arrival and of departure of each mobile home.

10 C. The mobile home park shall keep the register available for inspection, at all  
11 times, by law enforcement officers, public health officials and other officials whose duties  
12 necessitate acquisition of the information contained in the register. The register records  
13 shall not be destroyed for a period of three (3) years following the date of registration.]

14 [136–14.

15 The Board of County Commissioners may revoke a license to maintain and operate  
16 a mobile home park when the licensee has been found guilty by a court of competent  
17 jurisdiction of violating any provision of this chapter. After such conviction, the license may  
18 be reissued if the circumstances leading to conviction have been remedied and the mobile  
19 home park is being maintained and operated in full compliance with law.]

20 [136–15.

21 The license certificate shall be conspicuously posted in the office of or on the premises  
22 of the mobile home park at all times.]

23 [136–16.

24 Should any section or provision of this chapter be declared invalid, such decision  
25 shall not affect the validity of the remaining portions of this chapter.]

26 [136–17.

27 A. A person who violates a provision of this chapter or of the County Zoning  
28 Ordinance is subject to a civil penalty in accordance with a fine schedule adopted by the  
29 County Commissioners.

1           B.     A fine authorized under this section shall not exceed five hundred dollars  
2 (\$500.00) for each violation.

3           C.     Each day that a violation is permitted to exist shall constitute a separate  
4 offense.]

5 [136–18.

6           The regulations herein provided may be waived in the discretion of the County  
7 Commissioners of St. Mary’s County, sitting as a health board, if the public health will not  
8 be adversely affected. The Board of County Commissioners shall have the authority to issue  
9 any necessary regulations to implement the performance of this chapter.]

10 [136–19.

11           All duties of inspection necessary or relevant to the administration or enforcement  
12 of this chapter shall be performed by the office of County Inspector.]

13           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
14 October 1, 2017.