

Department of Legislative Services
Maryland General Assembly
2019 Session

FISCAL AND POLICY NOTE
Third Reader

House Bill 497

(Delegate Sample-Hughes, *et al.*)

Environment and Transportation

Judicial Proceedings

Real Property - Sales of Mobile Home Parks - Notice Requirements

This bill requires a park owner to provide specified notice of the sale of a mobile home park not less than 30 days before the date of the sale, rather than within five days after entering into the contract for the sale.

Fiscal Summary

State Effect: The bill is not anticipated to impact State finances or operations.

Local Effect: The bill is not anticipated to impact local government finances or operations.

Small Business Effect: Potential minimal.

Analysis

Current Law: A park owner that enters into a sales contract for a mobile home park, within five days after entering into the contract, must (1) provide notice of the sale to each resident in the mobile home park by hand delivery or certified mail, return receipt requested, and the Department of Housing and Community Development by certified mail, return receipt requested and (2) post notice of the sale in a public area of the mobile home park.

Background: Chapter 329 of 2018 requires that residents receive notice of the sale for a mobile home park and proposed rent increase. According to media reports at the time, the legislation was in response to mobile home parks in the State being sold without notice to residents and subsequent increases in mobile home park rents.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Judiciary (Administrative Office of the Courts); Department of Housing and Community Development; Office of the Attorney General (Consumer Protection Division); www.delmarvanow.com; www.wmdt.com; Department of Legislative Services

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