

Article - Real Property

Section 8A-301

Annotated Code of Maryland

(1988 Replacement Volume and 1992 Supplement)

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

**Article - Real Property**

8A-301.

(a) A park owner may promulgate written, reasonable rules related to the order, peace, health, safety, and qualification standards of mobile homes, residents, and the operation of the park.

(b) (1) A park owner may prescribe reasonable standards for the mobile homes to be placed or retained in the park, their size, quality, appearance, material specification, construction and safety condition.

(2) A rule adopted pursuant to paragraph (1) of this subsection setting a standard for the size, quality, material specification, or construction of mobile homes may not be enforced against any individual [who,]:

(I) WHO, at the time the standard is adopted, is the owner or tenant of a mobile home in the park, as to that mobile home; OR

(II) WHO PURCHASES A MOBILE HOME FROM THE INDIVIDUAL WHO OWNED THE HOME AT THE TIME THE STANDARD WAS ADOPTED.

(c) A park owner may prescribe reasonable maintenance standards for any mobile home in the park or immediate area surrounding the mobile home, in accordance with the State or county health laws or regulations.

(d) All rules shall be fair and reasonable and, except as provided in paragraph (b)(2) of this section, shall apply uniformly to all residents in the park.

(e) A park owner shall post a copy of the rules in a conspicuous place in the park.

(f) An amendment to a rule is not effective until the later of:

(1) The date specified in the amendment; or

(2) 30 days after the park owner gives to each resident written notice of the proposed amendment.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 1993.

Approved May 27, 1993.