

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

**Article - Real Property**

8A-202.

(a) A park owner shall offer all current and prospective year-round residents a rental agreement for a period of not less than 1 year.

(b) Upon the expiration of the initial term, the resident shall be on a month-to-month term, unless a longer term is agreed to by the parties, subject to the modified provisions relating to the amount and payment of rent.

(c) (1) In this subsection, "qualified resident" means a year-round resident who:

(i) Has made rental payments on the due date or within any grace period commonly permitted in the park during the preceding year;

(ii) Within the preceding 6-month period has not committed a repeated violation of any rule or provision of the rental agreement and, at the time the term expires, no substantial violation exists; and

(iii) Owns a mobile home that [qualifies for resale and passes an annual inspection according to] MEETS the standards of the park. ~~HAS NO OUTSTANDING VIOLATIONS OF ANY APPLICABLE HEALTH AND SAFETY CODE.~~

~~(2) IF A RESIDENT RECEIVES A NOTICE STATING THAT THE RESIDENT'S MOBILE HOME VIOLATES ANY PROVISION OF AN APPLICABLE HEALTH AND SAFETY CODE, THE RESIDENT SHALL BE GIVEN NOT LESS THAN 60 DAYS FROM RECEIPT OF THE NOTICE TO CORRECT THE VIOLATION.~~

~~{(2)}~~ (3) (2) Upon the expiration of each 1-year term, or upon request of the resident at any time during a month-to-month term, a park owner shall offer to a qualified resident a rental agreement for a 1-year period.

~~{(3)}~~ (4) (3) If the use of land is changed, all residents shall be entitled to a {6-month} 12-MONTH prior written notice of termination notwithstanding the provisions of a longer term in a rental agreement.

~~{(4)}~~ (5) (4) ~~A PARK OWNER SHALL OFFER TO RENEW THE RENTAL AGREEMENT OF EACH RESIDENT WHO IS A QUALIFIED RESIDENT.~~

(H) (4) If a resident's rental agreement is not renewed on the basis that the resident is not a qualified resident, the park owner shall, within 5 days, provide the resident with a written statement of the specific reason for nonrenewal of the rental agreement.