



127th MAINE LEGISLATURE

FIRST REGULAR SESSION-2015

Legislative Document

No. 891

H.P. 610

House of Representatives, March 12, 2015

An Act To Help Municipalities Dispose of Certain Abandoned Property

Reference to the Committee on Judiciary suggested and ordered printed.

A handwritten signature in cursive script that reads "R B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative MAKER of Calais.
Cosponsored by Senator BURNS of Washington and
Representatives: DUCHESNE of Hudson, GILLWAY of Searsport, HOBART of
Bowdoinham, HOGAN of Old Orchard Beach, LOCKMAN of Amherst, TUELL of East
Machias, TURNER of Burlington, WOOD of Sabattus.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 10 MRSA §9097, sub-§13** is enacted to read:

3 **13. Deserted mobile homes or manufactured housing.** A mobile home or
4 manufactured housing and all of its contents that has not been subject to an eviction
5 process in accordance with this section and has been deserted or unclaimed by a tenant
6 may be disposed of by a mobile home park owner, operator or municipality without any
7 notice to the tenant, except for the posting on the mobile home or manufactured housing
8 of a written notice of the intended disposition of the property at least 30 days prior to its
9 removal. For purposes of this subsection, a mobile home park owner, operator or
10 municipality shall consider the mobile home or manufactured housing as deserted when
11 there is evidence that demonstrates that the housing is vacant and the tenant has no intent
12 to return, as well as other reasonable indicia of abandonment described in Title 14,
13 section 6326, subsection 2. A municipality may not be held liable under this chapter for
14 its disposition of property in accordance with this subsection.

15 **SUMMARY**

16 This bill simplifies the process for a mobile home park owner, operator or
17 municipality to dispose of a deserted, vacant mobile home or manufactured housing that
18 has been unclaimed by a tenant without any notice to the tenant. The bill provides
19 protection from liability for a municipality that disposes of such deserted property.