



TOWN INFORMATION SHEET

Chapter 34, Article IV Mobile Home Park Rent Stabilization Ordinance

On November 5, 2024, voters approved the citizens petition ordinance entitled the Mobile Home Park Rent Stabilization Ordinance. The summary below is an overview of the Ordinance and responses to commonly asked questions. It is not an exhaustive summary of the Ordinance and is not a substitute for the Ordinance. It also is not legal advice. Before taking any action based on the Ordinance, or in regard to your rights, you are urged to review the entire Ordinance and seek legal advice.

Commonly asked questions about the Ordinance

What does the Ordinance do?

The purpose of the ordinance is to stabilize mobile home space rents by preventing excessive and unreasonable rent increases, and to assure that Mobile Home Park Owners (the “park owners”) receive a fair and reasonable return on their investment. See Section 34-290(A).

Who will inform me of rent increases?

The park owner is required to provide 90-day notice before any rent increase takes effect. See Section 34-297(F).

What mobile home spaces are covered by the Ordinance?

All mobile home spaces are covered by the Ordinance unless an exemption applies by action of the Ordinance. See Section. 34-293 – Exemptions).

How is base rent determined for spaces subject to the Ordinance?

Your base rent is the amount of your rent in effect for that space on June 1, 2024, plus any increase that is authorized under the provisions of the Ordinance, unless an exemption applies. If a space was not occupied on June 1, 2024, the base rent for that space is the highest space rent charged by the park owners for a comparable space in the park on June 1, 2024, plus any increase authorized under the provisions of this Ordinance. See Section 34-294.

How often can rent be increased for spaces subject to the Ordinance?

Rents may be increased once every twelve months on the anniversary date of the last rent increase, which was June 1, 2024. See Sections 34-296 and 34-297.

Can the rent be increased when the space is vacant for spaces subject to the Ordinance?

Rent for a vacant space may be increased by 15%. See Section 34-295.

What happens if the park owner wants to increase my rent by an amount higher than that permitted by the Ordinance?

The procedure for the park owner to increase rents beyond the amount permitted in the Ordinance is described in Sections 34-297, 34-298 and 34-299. First, along with the notice of increase, the park owner must provide the information required by Section 34-298(B), including documentation supporting the proposed increase. The park owner must then attempt to resolve the issue informally with the homeowner. If that is not successful, the park owner must file with the Administrator two copies of the notice and the documentation supporting the increase. Any homeowner who is presented with a notice of increase higher than the increase permitted by the Ordinance may file a petition for review with the Administrator.

Who hears disputes regarding the Ordinance?

The procedure for resolving disputes, including a park owner's challenge to the amount of base rent, and a resident's challenge to a rent increase beyond that which is permitted by the Ordinance, is described in Section 34-299. Ultimately, disputes are resolved by an arbitrator, whose decision is final and binding on the parties, subject to the provisions in 10 M.R.S. § 9097.

Will I be charged any fees for administration of the Ordinance?

The Ordinance authorizes the Town Council to adopt a fee for administration of the Ordinance chargeable against each mobile home space in the Town subject to the Ordinance. At this time the Town is developing the administrative fee. See Section 34-308.

What if I believe the Park Owner is retaliating against me for exercising my rights under the Ordinance?

The Ordinance prohibits retaliation against a homeowner, homeowner's representative, or a prospective homeowner for assertion or exercise of rights under the Ordinance. See Section 34-307.

What are the penalties for violations of the Ordinance?

If a park owner demands or receives rent in excess of that which is permitted under the Ordinance, a homeowner may file a civil suit against the park owner. See Section 34-309.

I have questions concerning the Ordinance, who do I contact?

If your questions have not been answered by the park owner, your next point of contact is the Administrator of the Town's Mobile Home Space Rent Stabilization Program. If you have any specific questions about your circumstances, the Town recommends contacting an attorney for legal advice.

Who is the Administrator?

Rick Haskell, Director of Code Enforcement or his designee
Town of Old Orchard Beach
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