

**TOWN OF NORWAY
RENT CONTROL ORDINANCE
ESTABLISHING A MORATORIUM ON
MOBILE HOME PARK LOT RENT INCREASES**

WHEREAS, mobile home parks have long served as an affordable housing option for lower-income residents and seniors on fixed incomes within the Town of Norway (“Town”); and

WHEREAS, residents of mobile home parks are often low-income families or seniors on a fixed income who typically own their mobile homes and rent the land they sit on; and

WHEREAS, mobile home parks in Maine, including in the Town, are increasingly being purchased by out-of-state investors who raise mobile home lot rents; and

WHEREAS, in recent months, residents of certain mobile home parks located in the Town have been subject to material mobile home lot rent increases or will be subject to future lot rent increases; and

WHEREAS, the Town reasonably anticipates that residents of mobile home parks located in the Town are or may be facing increases in mobile home lot rents, potentially to levels that could account for more than 30% of the residents’ total household income, thereby making such lot rents unaffordable by commonly accepted definitions; and

WHEREAS, certain mobile home parks may be raising rents in response to the enactment of LD 1723 An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fees Increases, *see* PL 2025, c. 399, § 2, codified at 10 M.R.S. § 9093-B; and

WHEREAS, most residents of mobile home parks do not have the financial means to move their mobile homes to alternative locations; and

WHEREAS, the Town does not presently regulate mobile home park lot rents so as to ensure that such rents remain affordable; and

WHEREAS, without immediate local action, there exists a serious risk that some residents of mobile home parks within the Town could become unhoused; and

WHEREAS, the Town is authorized to adopt and enforce rent control ordinances under home rule authority pursuant to P.L., 1995, ch. 194; and

WHEREAS, the Town needs a reasonable amount of time to study the implications of rapidly escalating mobile home park lot rents and draft and adopt a Town-specific permanent rent control ordinance as necessary to address the foregoing issues; and

WHEREAS, it is anticipated that such study and development of reasonable procedures and standard will not take more than 180 days; and

WHEREAS, the foregoing findings create a necessity for a moratorium on any increase in lot rents for mobile home park lots located within the Town;

NOW THEREFORE, be it ordained by the legislative body of the Town of Norway that a moratorium is hereby imposed for a period of one hundred and eighty (180) days from the date of enactment of this Ordinance on any increase in Lot Rent for any Mobile Home Park Lot located within the Town of Norway. During the term of this moratorium, no Mobile Home Park owner, manager, landlord, or designee may impose an increase in Lot Rent on any tenant of a Mobile Home Park.

This moratorium does not apply to any mobile home park owned by a cooperative or other entity in which membership is restricted to residents of the mobile home park.

For the purposes of this Ordinance, the following terms have the following meanings:

- A. "Lot rent" means any and all rents, fees, and charges demanded of, or paid by, an owner or resident of a mobile or manufactured home located on a mobile home park lot, including any reduction in services without a corresponding reduction in the amount demanded or paid for in lot rents, fees, or charges.
- B. "Mobile home park" means any parcel of land under unified ownership or control which contains, or is designed, laid out, or adapted to accommodate, three or more mobile or manufactured homes.
- C. "Mobile home park lot" means the area of land on which an individual mobile or manufactured home is situated within a mobile home park and which is reserved for use by owners and/or occupants of that mobile or manufactured home.

This Ordinance takes effect immediately upon its enactment by the voters of the Town and shall remain in full force and effect for a period of 180 days from the date of enactment, unless earlier repealed or extended in duration.

This Ordinance is expressly intended to and shall have retroactive effect. Notwithstanding 1 M.R.S.A. § 302 or any other law to the contrary, and regardless of the effective date of enactment, this Ordinance shall govern and apply to any and all increases in lot rent that are demanded or paid at any time on or after February 19, 2026.

This Ordinance shall be enforced by the Town Manager or the Town Manager's designee(s). Any person or entity who violates a provision of this Ordinance shall be subject to a fine of \$100 for the first offense and \$200 for a second or subsequent offense occurring within the period of this moratorium, and may further be subject to civil penalties enforcement action brought by the Town, which enforcement action shall entitle the Town to all available rights and remedies including, without limitation, fines and penalties, injunctive relief, and reasonable attorney's fees and costs in prosecution any such violation. Each mobile home park lot that is subject to a lot rent increase during the pendency of this moratorium shall constitute a separate violation.

A true copy, attest:

A handwritten signature in cursive script, appearing to read 'L Lombard', written over a horizontal line.

Lisa Lombard, Town Clerk
Town of Norway