

§9090-A. Transfer assessment

1. Fee payment required. The purchaser of a manufactured housing community shall pay to the registry of deeds of the county where all or a majority of the acreage of the purchased real property associated with the manufactured housing community is located a fee equal to \$10,000 for each manufactured housing community lot in the manufactured housing community. The money must be paid to the registry of deeds when the deed of the manufactured housing community is offered for recordation.

[PL 2025, c. 398, §1 (NEW).]

2. Exceptions. The following entities are not required to pay the fee under subsection 1:

A. The Maine State Housing Authority; [PL 2025, c. 398, §1 (NEW).]

B. A municipal housing authority as defined in Title 30-A, section 4702, subsection 10-A; [PL 2025, c. 398, §1 (NEW).]

C. A cooperative or other entity in which membership is limited to manufactured home owners; and [PL 2025, c. 398, §1 (NEW).]

D. Entities, together with affiliated and related entities, that have a net worth of less than \$50,000,000. [PL 2025, c. 398, §1 (NEW).]

[PL 2025, c. 398, §1 (NEW).]

3. Attestation of net worth. An entity claiming an exemption under subsection 2, paragraph D shall provide the register of deeds with an attestation of net worth when the deed for the manufactured housing community is offered for recordation and any other information or documentation as required by the Department of Professional and Financial Regulation by rule.

[PL 2025, c. 398, §1 (NEW).]

4. Evidence of payment; disposition of fee. Evidence of the fee payment under subsection 1 or an exception to the fee requirement under subsection 2 must be retained by the registry of deeds of the county where all or a majority of the acreage of the purchased real property associated with the manufactured housing community is located in a manner established by the register of deeds. The register of deeds shall, on or before the 10th day of each month, pay to the Treasurer of State 95% of the fee collected pursuant to this section during the previous month. The remaining 5% must be retained for the county by the register of deeds and accounted for to the county treasurer as reimbursement for services rendered by the registry of deeds in collecting the fee.

[PL 2025, c. 398, §1 (NEW).]

5. Distribution of State's share of proceeds. The State Controller shall credit all fees received pursuant to this section to the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund established in Title 30-A, section 4754-B.

[PL 2025, c. 398, §1 (NEW).]

SECTION HISTORY

PL 2025, c. 398, §1 (NEW).

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