



City Council Special Meeting
Agenda
July 28, 2026
Auburn Hall, Council Chambers

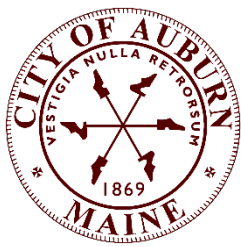
5:30 PM

New Business

- 1) **ORDINANCE 13-07282026** – Granting a 45 day moratorium extension prohibiting rent or fee increases at Mobile Home Parks. *First reading. Second reading may be waived by unanimous vote of all councilors present and voting. Five (5) affirmative votes shall be required to adopt the ordinance to take effect immediately upon enactment. ROLL CALL VOTE.*

**No ordinance, order for the issue of bonds or notes, or appropriation resolve shall be passed until it has been read on two separate days, except when the requirement of a reading on two separate days has been dispensed by unanimous vote of the councilors present and voting. Five affirmative votes shall be required to adopt ordinances to take effect immediately upon enactment. (Charter, Sec. 2.6).*

X. Adjournment



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: July 28, 2026

ORDINANCE 13-07282026

Author: Emily F. Carrington, City Clerk

Subject: 45 day Extension of Moratorium on Rent Increases in Mobile Home Parks

Information: On February 2, 2026, the City Council adopted a Moratorium Ordinance on Rent Increases in Mobile Home Parks in order to temporarily halt the implementation of changes to mobile home rent in Auburn while City staff and the Council undertake a comprehensive review of policy options (ORDINANCE 04-01202026).

The purpose of the moratorium remains to protect resident welfare while the City evaluates best practices, legal considerations, and potential impacts on the community, and considers whether to adopt appropriate ordinance amendments addressing mobile home rent stabilization. After several workshops and meetings on the subject, a proposed ordinance is scheduled to come before Council for first and second reading within the next 45 days. Staff is requesting that the City Council extend the current moratorium for 45 days to provide sufficient time to complete the process for Council consideration.

City Budgetary Impacts: Minimal direct cost. Staff time will continue to be required to conduct research, engage stakeholders, legal review, and prepare workshop materials.

Previous Meetings and History: February 2, 2026 Second Reading and adoption of initial 180-day moratorium. The 180 day moratorium is set to expire August 1, 2026, before the next Council meeting, hence the reason for a special meeting to consider adopting a 45 day extension.

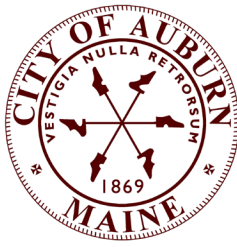
Staff Recommended Action: Staff recommends adoption of the proposed ordinance extending the moratorium by an additional 45 days to ensure the City has adequate time to evaluate regulatory options and make an informed, deliberate policy decision that best serves the well-being of Auburn residents.

City Manager Comments:

I concur with the recommendation.

Signature:

Attachments:



City Council Ordinance

IN CITY COUNCIL

BE IT ORDAINED, that the City of Auburn amends the Moratorium Ordinance on Rent Increases in Mobile Home Parks (Ordinance 04-01202026) as follows:

WHEREAS, certain Mobile Home Parks may be raising rents in response to the enactment of a State Law, P.L. 2025, ch. 399, An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fees Increases;

WHEREAS, the City of Auburn does not currently regulate rental amounts or rent increases in Mobile Home Parks to ensure that rents remain affordable; and

WHEREAS, the City Council previously adopted Ordinance 04-01202026, imposing a moratorium that no owner or manager of a mobile home park may impose or implement an increase of Lot Rent on any person or entity who is a tenant of the Mobile Home Park; and

WHEREAS, the City Council finds that an extension of the moratorium is necessary to allow sufficient time for municipal staff and the City Council to complete its review and, if necessary, amend the City's ordinances to adopt a potential mobile home rent stabilization program;

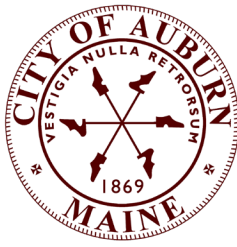
WHEREAS, in the judgment of the City Council, the foregoing findings constitute a necessity within the meaning of 30-A M.R.S. § 4356;

NOW, THEREFORE, the Auburn City Council hereby ordains that Ordinance 04-01202026 is amended as follows:

1. **Amendment to Duration.** Section 4 ("Duration") of Ordinance 04-01202026 is hereby amended to read as follows (new language Bolded for drafting purposes only):

4. Duration. This Temporary Moratorium shall become effective immediately upon its final passage by the City Council ("Effective Date") and shall remain in effect for a period of one hundred eighty (180) days from its Effective Date, **and is hereby extended for an additional 45 days (for a total of 225 days from the Effective Date)**, unless extended, modified, or repealed by the City Council.

2. **All Other Provisions Unchanged.** Except as expressly amended herein, all other sections and provisions of Ordinance 04-01202026, including the moratorium imposed and applicability language, shall remain in full force and effect.



City Council Ordinance

IN CITY COUNCIL

BE IT ORDAINED, that THE CITY OF AUBURN adopts a Temporary Moratorium Ordinance on Rent Increases in Mobile Home Parks as follows:

WHEREAS, the City of Auburn has Mobile Home Parks that provide much-needed housing to individuals at or below median income levels;

WHEREAS, the City of Auburn is committed to the preservation of affordable housing within the City;

WHEREAS, rates for rental of Mobile Home Park lots in the City have been increasing rapidly in recent years;

WHEREAS, such increases are beyond the financial means of many mobile home park lot renters;

WHEREAS, many Mobile Home Park lot renters do not have the means or ability to move their mobile homes to alternate locations, which causes a reduction in their bargaining power and their ability to avoid the impact of rent increases;

WHEREAS, residents, especially senior residents, of mobile home parks are uniquely vulnerable to displacement when significant rent increases occur, and significant rent increases create undue hardship for residents through additional relocation costs, stress, anxiety, and the threat of homelessness due to the lack of alternative affordable housing;

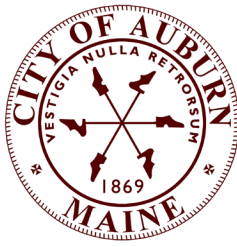
WHEREAS, such lot rental increases may result in some lot renters being evicted and becoming homeless;

WHEREAS, certain Mobile Home Parks may be raising rents in response to the enactment of a State Law, P.L. 2025, ch. 399, An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fees Increases;

WHEREAS, the City of Auburn does not currently regulate rental amounts or rent increases in Mobile Home Parks to ensure that rents remain affordable; and

WHEREAS, the City of Auburn needs time to study and explore options for addressing rent increases in Mobile Home Parks including but not limited to a potential rent stabilization program to prevent excessive rent increases on Mobile Home Park residents and to ensure that Mobile Home Park owner(s) receive a just and reasonable return on their investment(s).

NOW THEREFORE, the Auburn City Council hereby ordains that the following Temporary Moratorium Ordinance be, and is, enacted:



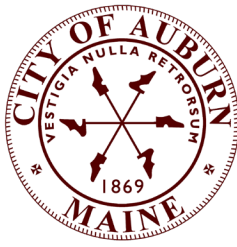
City Council Ordinance

1. **Moratorium Imposed.** No Mobile Home Park owner or manager may impose or implement an increase of Lot Rent on any person or entity who is a tenant of the Mobile Home Park while this Temporary Moratorium is in effect.
2. **Definitions.** For the purposes of this Temporary Moratorium Ordinance, the terms “Mobile Home Park” and “Lot Rent” shall have the following meanings:

Mobile Home Park—A parcel of land under unified ownership approved by the City of Auburn or otherwise used for the placement of three (3) or more manufactured homes.

Lot Rent—The total amount owed, per month, to maintain a manufactured home, as defined in 10 M.R.S. § 9081, at a Mobile Home Park, including but not limited to any mandatory, fixed charges or fees such as a connection, road maintenance, or recreation fee, but not including utility, telephone or broadband expenses.

3. **Applicability.** This Temporary Moratorium shall prevent the implementation of any Lot Rent increase while this ordinance is in effect, regardless of whether the Mobile Home Park owner or manager previously informed the tenant of its intent to raise the Lot Rent.
4. **Duration.** This Temporary Moratorium shall become effective immediately upon its final passage by the City Council (“Effective Date”) and shall remain in effect for a period of one hundred eighty (180) days from its Effective Date, unless extended, modified, or repealed by the City Council.
5. **Purpose.** The purpose of this Temporary Moratorium is to allow the City sufficient time to study the causes and impacts of rent increases in Mobile Home Parks and to consider and adopt appropriate amendments to the City’s ordinances.
6. **Enforcement.** This Temporary Moratorium shall be enforced by the City of Auburn City Manager or designee.



City Council Ordinance

- 7. Penalties.** Violation of any provision of this ordinance shall be punished by a civil penalty of \$200.00 per offense. Each act of violation and every day upon which any such violation shall occur shall constitute a separate offense. In the event that the City shall prevail in any action to enforce this section, the City shall recover its costs of suit, including reasonable attorney's fees.
- 8. Severability.** If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance.