

STATE OF MAINE

—
IN THE YEAR OF OUR LORD
TWO THOUSAND TWENTY-FIVE

—
H.P. 614 - L.D. 949

**An Act to Clarify Licensing Jurisdiction for Manufactured Housing
Communities**

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

Sec. 1. 10 MRSA §9083, as amended by PL 2017, c. 210, Pt. B, §30, is further amended to read:

§9083. Fees

Application and license fees for manufactured housing communities are set under section 9021, subsection 2-A, including applications for manufactured housing community expansion and license renewal. Fees are also set under section 9021, subsection 2-A for manufactured housing community inspections; for the cost of reviewing engineering and site plans; for costs incurred in evaluating an applicant's eligibility for licensure as a manufactured housing community; and for costs incurred in evaluating a licensee's ongoing compliance with the requirements of this subchapter and the rules of the board. Failure to pay costs billed to an applicant or licensee within 90 days of the billing date constitutes grounds for license revocation, unless an extension for an additional period not to exceed 90 days is granted in writing by the board. A municipality shall accept a license issued by the board as evidence a manufactured housing community meets all requirements of this subchapter. A municipality may not charge any additional fees for a manufactured housing community to operate.

Sec. 2. 10 MRSA §9088, sub-§6, as amended by PL 2007, c. 402, Pt. D, §15, is repealed.

Sec. 3. 30-A MRSA §4358, sub-§2, as amended by PL 2023, c. 552, §1, is further amended to read:

2. Location of manufactured housing. Municipalities shall ~~permit~~ allow manufactured housing to be placed or erected on individual house lots where single-family dwellings are allowed, subject to the same requirements as single-family dwellings, except as otherwise provided in this section.

A. Municipalities may establish design criteria, including, but not limited to, a pitched, shingled roof; a permanent foundation; and exterior siding that is residential in appearance, as long as:

(1) The requirements do not have the effect of circumventing the purposes of this section; and

(2) The design requirements are not used to prevent the relocation of any manufactured housing, regardless of its date of manufacture, that is legally sited within the municipality as of August 4, 1988.

B. Providing one or more zones or locations where mobile home parks or mobile home subdivisions or developments are allowed does not constitute compliance with this section.

C. This section does not prohibit municipalities from establishing controls on manufactured housing that are less restrictive than are permitted by this section.

D. Municipalities may not prohibit manufactured housing, regardless of its date of manufacture, solely on the basis of a date of manufacture before June 14, 1976, or the failure of a unit to have been manufactured in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Chapter 70. Municipalities may apply the design standards permitted by this section to all manufactured housing, regardless of its date of manufacture, and may apply reasonable safety standards to manufactured housing built before June 15, 1976, or not built in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Chapter 70.

E. Notwithstanding any provision of law to the contrary, manufactured housing and any modular home that meets construction standards for state-certified manufactured housing adopted pursuant to Title 10, section 9042 must be allowed in all zones where other single-family homes are allowed.