



Maine Real Estate &  
Development Association

Supporting Responsible Development

## In Support of LD 949, An Act to Clarify Licensing Jurisdiction for Manufactured Housing Communities

March 25, 2025

Chair Curry, Chair Gere, and members of the Housing and Economic Development Committee;

On behalf of the Maine Real Estate and Development Association, please accept the following testimony in support of *LD 949, An Act to Clarify Licensing Jurisdiction for Manufactured Housing Communities*. MEREDA appreciates the considered effort of so many legislators, and this committee, in bringing forward reforms and modernization proposals to Maine's manufactured housing (hereinafter referred to as MH) laws – we believe it is part of the patchwork of solutions necessary to solve Maine's housing crisis.

LD 949 proposes to make two changes to the MH laws to streamline creation of MH homes. First, the bill would require a municipality to accept a license issued by the Manufactured Housing Board as evidence that an MH community has met all the requirements under the law to operate. The bill also proposes to restrict a municipality from imposing additional fees as a requirement to operate. Second, the bill would disallow a municipality from imposing a fee for any type of permit for MH if the MH or installation thereof is governed by federal HUD rules or the Maine Manufactured Housing Board.

This proposal does two things: it takes advantage of an existing state licensing authority to streamline approval for MH communities to operate; and it incentivizes the creation of new MH homes by eliminating attendant permit fees. These two actions will help serve the low-income community for which MH is often the most affordable option for home ownership. Additionally, the proposals reflect a streamlining of existing state and federal regulations to lower bureaucratic and cost barriers for MH communities.

MEREDA believes the proposals in LD 949 represent part of the patchwork of solution necessary to solve Maine's housing crisis. This committee will review many bills related to MH this session, but we think LD 949 is a common-sense solution to some of the challenges faced in permitting and operating MH communities – particularly by small or individual resident groups, as opposed to large MH community operators. In Maine, we are seeing increased interest in MH homeowners taking control of the land on which their home sits – this homegrown initiative would be well-served by LD 949.

We appreciate this committee's time and attention to this proposal and look forward to working with the committee to continue to lower barriers to housing creation.

Elizabeth Frazier

On behalf of Maine Real Estate & Development Association

[efrazier@pierceatwood.com](mailto:efrazier@pierceatwood.com)