



CITY OF BANGOR

Joint Standing Committee on Housing and Economic Development Testimony in Opposition to LD 949 – An Act to Clarify Licensing Jurisdiction for Manufactured Housing Communities

April 14, 2025

Senator Curry, Representative Gere, and distinguished members of the Joint Standing Committee on Housing and Economic Development, I am Debbie Laurie, City Manager of the City of Bangor, and on behalf of the Bangor City Council I am providing testimony opposing LD 949, “An Act to Clarify Licensing Jurisdiction for Manufactured Housing Communities.”

The City of Bangor has and continues to be highly supportive of efforts to reduce barriers to the creation of more housing and more diverse housing, including manufactured homes. The City has been working over the last few years to make our ordinances more flexible for manufactured housing and align with State laws on this land use.

However, we have concerns regarding the proposal to prohibit the imposition of fees for any type of permit for manufactured housing or installation of manufactured housing if the manufactured housing or installation is governed by the rules of the U.S. Department of Housing and Urban Development or the Manufactured Housing Board. While we understand the intent to keep municipalities from imposing discriminatory fees on this housing type, there remain reviews that municipalities must perform that need to be paid for. The City still has to perform land development reviews for manufactured home parks to ensure that the development meets our local ordinances, as well as State laws in some cases, such as stormwater laws and the Site Location of Development Act. We charge for reviewing these plans just like we do for other land development types so that the burden of review falls on the developer and not the taxpayers. While we are looking at potentially decreasing our fees for land development across the board, we still must receive enough to cover the staff time spent reviewing these applications.

Additionally, there are other types of fees that we charge most types of land development, including sewer connection fees, street openings, and building, electrical, and plumbing permits. These fees help pay for the infrastructure costs to accommodate the new development and for the staff time to inspect and make sure these items meet our local codes. If we are not able to charge manufactured housing developments for these costs, the costs will instead fall on other taxpayers and increase the general tax burden.

We urge the Committee to reconsider this proposal and allow for municipalities to recoup their costs for reviewing and inspecting this development and the infrastructure required.

Cara Pelletier, City Council Chair, cara.pelletier@bangormaine.gov

Debbie Laurie, City Manager, debbie.laurie@bangormaine.gov

Anne Krieg, Director of Community & Economic Development, anne.krieg@bangormaine.gov