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**Testimony in Opposition to
LD 2231 (“An Act to Support Owners of Manufactured Housing, Mobile Homes and
Tiny Homes”)**

**J. Andrew Cashman on behalf of the Maine Association of REALTORS®
March 11, 2026**

Senator Curry, Representative Gere and members of the Joint Standing Committee on Housing and Economic Development my name is Andy Cashman. I am the Founder of Resolve Government Relations We represent the Maine Association of REALTORS®, a professional trade association established in 1936 with over 6,500 members statewide. REALTORS® protect private property rights, build Maine communities, and grow our state’s economy. Our members represent buyers and sellers involved in both residential and commercial real estate transactions. Our membership also includes industry affiliates, such as lenders, closing agents, title agents, appraisers, building inspectors, surveyors, etc. The Maine Association is chartered by the National Association of REALTORS® (NAR), the largest trade association in the country.

The Maine Association of REALTORS® opposes LD 2231. The bill would make several changes to the laws on manufactured housing, mobile homes and tiny homes.

The bill would significantly expand the definition of “real estate” to include manufactured housing and tiny homes, regardless of whether title to the real property to which the manufactured housing or tiny home is affixed is held by the owner as long as the owner meets certain requirements. This would be a considerable shift from how these types of housing have been historically considered as personal property. While we recognize that the intent of the bill is likely to address housing affordability in some fashion, we are concerned about the applicability of this new definition in the real estate industry, particularly for the lending and insurance industry. Therefore, we urge the Committee to carefully consider the broader impacts that such a significant statutory change could cause in the real estate industry.

The bill would also require owners of manufactured housing communities and mobile home parks to have a mandatory inspection of the property completed prior to sale and would amend the mediation requirement prior to changes in lease terms. Property owners who operate manufactured housing communities and mobile home parks are operating Maine businesses. They provide location and infrastructure for housing and residents pay a monthly rent that covers the cost of providing those services. LD 2231 would create additional burdens for property owners who have chosen to operate a manufactured housing community or mobile home park. Housing needs are best met through private investment, and limiting the use of property through regulation restricts private property rights and will have a negative impact on Maine’s limited housing supply should property owners choose to use their property in other ways.

LD 2231 would limit a mobile home park owner’s ability to manage their own property by further regulating what they charge for rent and how they can sell their property.



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EQUAL HOUSING
OPPORTUNITY

Additional Rent Control

MAR opposes rent control and feels that rental restrictions are an unnecessary burden to our state's housing providers, especially at a time of historically low housing supply. The impacts of rent control policy are seen across the country, to include some Maine cities. It disincentivizes mobility in the market, causing residents and tenants to remain in place, which limits housing availability. This poses challenges for younger families and our workforce to find a place to live. Rent stabilization policy will also have a negative impact on property tax revenue and disproportionately shifts the tax burden to single-family homeowners, driving up the cost of housing and making ownership more challenging. Rent control is a barrier to the natural ebb and flow of the housing market and to the economy overall.

Mandatory Inspection Prior to Sale

Mandatory inspections can cause delays in the transfer of property, causing additional strain on our limited housing supply. One of the fundamental rights of private property ownership is the ability to transfer property which sellers do for many reasons beyond the oversight of the Legislature. LD 2231 would place an unreasonable burden on the transfer of property based on its use and would intentionally interfere with existing real estate contracts. It would ultimately restrict an owner's ability to freely operate within the marketplace.

As stewards of protecting private property rights, we believe that property owners should be able to use, dispose and transfer real property how they see fit, to include for investment or business use. Additional burdens on buyers and sellers add to the cost of the transfer of real estate, resulting in market stagnation and increased strain on the housing market.

While we understand that the current housing market is challenging, property owners of manufactured housing communities and mobile home parks should not be held to a different standard than other businesses operating in Maine. Owners have the right to transfer their property at a time and manner of their choosing.

MAR supports initiatives that serve to increase the availability and affordability of housing through the private sector. We encourage the committee to shift their focus on beneficial housing policy that will reduce regulations, encourage access to all housing types and incentivize housing providers to continue providing much needed housing through traditional tenancy and manufactured housing/mobile home park models.

For these reasons, we respectfully urge you to vote Ought Not to Pass on LD 2231. Thank you for your time and consideration.