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Testimony of Rep. Cheryl Golek introducing
**LD 949, An Act to Clarify Licensing Jurisdiction for Manufactured Housing
Communities**

Before the Joint Standing Committee on Housing and Economic Development

Senator Curry, Representative Gere and members of the Housing and Economic Development Committee, my name is Cheryl Golek, and I represent District 99, which includes Harpswell and part of Brunswick. Today, I am presenting **LD 949, An Act to Clarify Licensing Jurisdiction for Manufactured Housing Communities**.

Recently, it has been brought to my attention that some municipalities charge fees for "inspections" of manufactured housing communities on matters over which they have no authority. Maine is struggling to create affordable housing. Manufacture housing plays a significant role in producing affordable housing. These double fees, which are unjustly imposed, significantly increase the operational costs for park operators. This, in turn, can lead to increased rent and fee costs for tenants, exacerbating the already challenging issue of affordable housing.

In Maine, the Manufactured Housing Board, a part of the Office of Professional and Occupational Regulation¹, holds jurisdiction over licensing for manufactured housing communities. This Board plays a crucial role in ensuring safety and standards for construction, installation, and operation, thereby instilling confidence in the quality of our housing.

The Office of Professional and Occupational Regulation establishes the fees² for operating a manufactured housing community, as well as fees for community expansion, license renewal, inspections, review of engineering and site plans and costs incurred in evaluating a licensee's ongoing compliance with Maine Statute and Board Rules.

¹ <https://www.maine.gov/pfr/professionallicensing/professions/manufactured-housing-board/licensing#:~:text=Manufactured%20Housing%20Board%20%2D%20Licensing%20%7C%20Office%20of%20Professiona%20and%20Occupational%20Regulation>

² <https://legislature.maine.gov/statutes/10/title10sec9021.html#:~:text=The%20license%20fee%20to%20operate,%246%20per%20manufactured%20home%20site.>

Chapter 380 of the Manufactured Housing Board establishes the code and standards for the industry in Maine. The rules clearly state that all manufactured housing must be manufactured in compliance with the Department of Housing and Urban Development (HUD) codes.

The Manufactured Housing Board has established rules and regulations to which the communities must adhere. The Board inspects every licensed manufactured housing community in the state to ensure compliance.

Town building inspectors do not have jurisdiction over the manufactured housing communities or manufactured housing sold to consumers - When there is an issue with a manufactured home, the consumer is directed to file the complaint to the Manufactured Housing Board.

However, it is unfortunate that several towns and cities, in a move that can only be described as unfair, unnecessarily and inappropriately impose further licensing and inspection fees, burdening the park operators and tenants.

This bill requires a municipality to accept a license issued by the Manufactured Housing Board as evidence a manufactured housing community meets all requirements to operate. The bill provides that a municipality may not charge additional fees for a manufactured housing community to operate. The bill also provides that a municipality may not charge a fee for any type of permit for manufactured housing if the manufactured housing or the installation is governed by rules of the United States Department of Housing and Urban Development or the Manufactured Housing Board.

Before I close, I want to note that there was a draft error in the bill in section 9088, subsection 5. The word was not crossed out, and it should not have been.

Thank you for your attention and consideration. Please join me in supporting LD 949. I am happy to answer any questions you may have.