



STATE OF MAINE  
DEPARTMENT OF ECONOMIC  
AND COMMUNITY DEVELOPMENT



**March 10, 2026**

**Testimony of Phoenix McLaughlin**

**Regarding LD 2229**

**An Act Regarding Municipal Inspection of the Electrical and Plumbing Components of a  
Manufactured Home**

Senator Curry, Representative Gere, and members of the Committee on Housing and Economic Development, my name is Phoenix McLaughlin, and I am the Director of Strategy Implementation at the Department of Economic and Community Development. I am here today to testify in support of LD 2229, with revisions.

The Housing Production Innovation Working Group, which I staffed, stated in its report that immediate action was needed to address the issue this bill identifies. To summarize, because Maine does not currently cover multifamily projects under its manufactured housing regulations, modular construction for multifamily projects is technically not allowed unless the individual factory workers are licensed as electricians or plumbers to do relevant work and the project undergoes rough in inspections on site by local code enforcement. This is generally not compatible with how modular or manufactured housing producers operate, where it is the company that is licensed and regulated, as opposed to individual workers, and relevant inspections are managed in the factory.

While one- and two-unit and townhome projects in Maine are exempt from this issue because they are covered by Manufactured Housing Board rules, the lack of coverage of 3+ unit projects leaves a gap. There are a number of modular multifamily housing projects in the pipeline that may halt if this issue is not cleared up. The recodification of Maine's manufactured housing statutes, as LD 364 would advance, will result in a more robust solution to the problem, but it is worth implementing a temporary fix now to ensure the pipeline can continue in the meantime.

We are supportive of the aims of this bill, but there are some areas of the text that need improvement to work as intended, which my colleagues from the Maine Office of Community Affairs will address in more detail.

Thank you for your time, and I am happy to answer any questions.