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HOUSE OF REPRESENTATIVES

2 STATE HOUSE STATION

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**Testimony of Representative Traci Gere Introducing LD 2231
An Act to Support Owners of Manufactured Housing, Mobile Homes and Tiny Homes
March 11, 2026**

Good afternoon Senator Curry and fellow members of the Joint Standing Committee on Housing and Economic Development. I am Representative Traci Gere, and I represent House District 134, which encompasses Kennebunkport and coastal Biddeford and Kennebunk. I am before you today to present LD 2231, An Act to Support Owners of Manufactured Housing, Mobile Homes and Tiny Homes.

This is the last bill produced in response to the recommendations of the LD 1453 and 1765 working groups, specifically those recommendations focused on clearly defining responsibilities for manufactured housing communities and mobile home parks and on addressing challenges facing manufactured housing owners. LD 2231 makes important changes recommended to both improve the management of communities and parks and to help buyers purchase manufactured and tiny homes.

Regarding manufactured housing communities and parks, the bill –

- Authorizes the Attorney General to enforce regulations governing manufactured housing communities and mobile home parks, including investigating violations and enforcing specific provisions.
- Clarifies provisions in current law regarding proposed lot rent increases, requiring the community owner to notify the homeowners of the community of the percent change in the Consumer Price Index for the Northeast Region during the 12-month period prior to the proposed lot rent or fee increase. It clarifies that only the homeowners impacted by the proposed increase may request the community owner participate in mediation and that a request is permitted only if the proposed lot rent or fee increase is a percentage increase higher than the Consumer Price Index percent increase provided in the notice.
- Changes the minimum lot sizes and required for a lot in a manufactured housing community to better support the creation of new lots.
- Requires a purchaser of a manufactured housing community to hire a professional to inspect the infrastructure of the community prior to the purchase. “Infrastructure” is specified to include, but not be limited to, roads, sidewalks, water and sewer systems, utilities, digital connectivity and landscaping. This is to assure that the full scope of infrastructure condition, needed maintenance, and replacement requirements is understood and documented at the time of purchase.



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With regard to homeowners, the working groups' research revealed that the classification of a manufactured or tiny home as personal property rather than real estate can limit homeowners' ability to finance the purchase at interest rates available to real estate purchasers. LD 2231 clarifies that "real estate" includes manufactured housing or tiny homes regardless of whether the homeowner owns the land the home is on. The bill also clarifies that for the purpose of obtaining a mortgage, manufactured housing and tiny homes are "dwellings," again whether or not the homeowner owns the land on which it sits, and that the homeowner can apply to change the status of their home to "real estate" through the Register of Deeds.

Built from the excellent work of the working groups that met over the last year, LD 2231 takes important steps in support of owners of manufactured homes and park and community owners. I ask for your support for LD 2231.

Respectfully,

A handwritten signature in cursive script that reads "Traci Gere".

Traci Gere
State Representative