



STATE OF MAINE
GOVERNOR'S OFFICE OF POLICY INNOVATION AND THE FUTURE
181 STATE HOUSE STATION
AUGUSTA, MAINE
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Testimony In Support of

L.D. 2231, An Act to Support Owners of Manufactured Housing, Mobile Homes and Tiny Homes

March 11, 2026

Senator Curry, Representative Gere, and distinguished members of the Joint Standing Committee on Housing and Economic Development, my name is Greg Payne and I serve as the Senior Advisor on Housing Policy in the Governor's Office of Policy Innovation and the Future (GOPIF). I am here today to offer testimony in support of **L.D. 2231, An Act to Support Owners of Manufactured Housing, Mobile Homes and Tiny Homes**.

Last year, the Committee approved, on a wide bipartisan basis, L.D. 1765. Section 2 of that legislation directed GOPIF to undertake a series of tasks related to mobile home parks. Over the course of several months this past fall, more than 50 people from around the state participated in meetings related to those specified tasks, including mobile home park residents, park owners, financial institutions, researchers, attorneys, housing agencies, advocates, industry representatives, developers, state lawmakers and state agency officials. That work culminated with a report and recommendations that were submitted to the Committee by GOPIF on December 31st.

L.D. 2231 follows up on that work and those recommendations with a set of proposals that we believe will have a highly significant and positive impact for those who live in Maine's mobile home parks as well as for park owners. The titling reform proposed in this bill has the potential to reduce housing costs for thousands of Maine families, the zoning reform proposals will allow more desperately needed homes to be created in parks throughout the state, and the changes to the mediation law passed last year (L.D. 1723) will create more clarity for residents and owners alike.

Finally, in light of the committee's unanimous support for the recodification process outlined in L.D. 364, we recommend that Section 5 be deleted from this proposal.

We thank the Committee and the many stakeholders who have pushed these ideas and this process forward. I would be happy to answer any questions.