

**Committee on Housing and Economic Development  
Testimony of Corinne Watson, Tiny Homes of Maine**

March 5, 2026

**Testimony in favor of LD 2225, An Act to Support Municipal Enforcement of Residential Construction Laws, Codes and Regulations**

Senator Curry, Representative Gere, and Members of the Joint Standing Committee on Housing and Economic Development,

My name is Corinne Watson, and I am the General Manager of Tiny Homes of Maine, an organization dedicated to advancing the development and adoption of small-scale, attainable housing across our state. I am submitting this testimony in strong **support** of LD 2225, "An Act to Support Municipal Enforcement of Residential Construction Laws, Codes and Regulations."

For Tiny Homes of Maine and the builders and residents we work with, navigating Maine's building code landscape and finding local municipalities equipped to enforce it is a persistent challenge. LD 2225 addresses several of the structural issues that make residential construction more difficult and expensive than it needs to be.

One of the most significant provisions for our community is the addition of the ICC/MBI 1200-2021 Standard for Off-site Construction to the Maine Uniform Building and Energy Code. Tiny homes and other small-footprint housing units are frequently constructed using modular, panelized, or factory-built methods. Having a clear, recognized standard for off-site construction incorporated into Maine's code framework will provide greater certainty for builders and help municipalities confidently approve and inspect these homes. This is a critical step toward expanding the legitimacy and accessibility of innovative housing types across Maine.

We also strongly support the regionalized code enforcement pilot project. Many Maine municipalities, especially smaller, rural communities, lack the staff capacity to employ a full-time, well-trained code enforcement officer. This creates uneven enforcement, delays for builders, and uncertainty for prospective homeowners. A three-year regionalized pilot, administered through the Housing Opportunity Program with \$1 million in dedicated funding, gives municipalities a real opportunity to share resources, improve consistency, and build the local expertise needed to support residential construction. Tiny homes are often proposed in exactly these smaller communities, where code enforcement capacity gaps are most acute.

The bill's provision to add training on industrialized housing, including modular and panelized systems, to the code enforcement officer certification program is equally important. Code enforcement officers who understand off-site and non-traditional construction methods are better positioned to approve and inspect tiny homes and other innovative housing types efficiently and fairly.

Finally, establishing clear and predictable effective dates for code changes will reduce confusion for builders and municipalities alike. Predictability in the regulatory environment lowers risk and cost for housing developers of all scales.

Tiny Homes of Maine urges the Committee to give LD 2225 a favorable report. Together, LD 2224 and LD 2225 represent a coherent, practical effort to lower the cost and complexity of building homes in Maine. We are grateful for the Committee's leadership on these issues and look forward to continuing to work toward a Maine where attainable, innovative housing options are available to all.

Sincerely,

**Corinne Watson**  
General Manager  
Tiny Homes of Maine