



Testimony in Support of LD 2229:

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

Senator Curry, Representative Gere, and distinguished members of the Joint Standing Committee on Housing and Economic Development, my name is Montana Towers, and I serve as policy analyst for Maine Policy Institute. Maine Policy is a free market think tank, a nonpartisan, nonprofit organization that advocates for individual liberty and economic freedom in Maine. Thank you for the opportunity to submit testimony in support of LD 2229, “An Act Regarding Municipal Inspection of the Electrical and Plumbing Components of a Manufactured Home.”

Maine’s Housing Crisis

Maine is currently facing a severe and largely self-imposed housing shortage that affects every corner of the state. As we documented in detail in our 2024 report *Under Construction: Fixing Maine’s Self-Imposed Housing Crisis*, decades of overly restrictive regulations, duplicative permitting processes, and bureaucratic delays have constrained housing supply and driven up costs for working families, young people, and seniors.¹ The result is higher rents, longer waitlists, and fewer attainable homeownership opportunities, particularly in rural communities where traditional site-built housing can be prohibitively expensive.

Manufactured housing has long served as a reliable, high-quality, and more affordable alternative for thousands of Maine households. These homes are built in controlled factory environments to strict state and federal standards, offering efficiency, durability, and cost savings that site-built construction often cannot match. Yet even this proven housing type continues to face unnecessary hurdles at the local level. The duplicative inspection requirements highlighted in this bill create real-world delays that keep families from moving into safe, affordable homes at the very moment when Maine’s housing emergency is most acute.

A Solution to Redundant Inspections

LD 2229 provides a clear and straightforward solution to this problem by eliminating redundant municipal inspections of the electrical and plumbing systems in certified manufactured homes. Under current law, these critical components are already constructed in licensed manufacturing facilities by trained employees and must be supervised or inspected by licensed master electricians and master plumbers, with their

¹ <https://mainepolicy.org/research/under-construction/executive-summary/>



names and license numbers fully documented on inspection reports. The bill simply clarifies that once these installations meet these rigorous standards, they are not subject to additional review or inspection by municipalities or third-party inspectors once the home is affixed to the land.

The benefits of passing LD 2229 extend far beyond simply streamlining paperwork. By ending these redundant inspections, the bill will accelerate the timeline from factory completion to finished occupancy, allowing more affordable manufactured housing units to reach Maine families much more quickly. This is especially important in rural areas and for lower-income households where every month of delay adds unnecessary expense and hardship. Lowering these barriers will also help reduce overall housing costs, putting homeownership and stable rental options within reach for more Mainers who are currently priced out of the market.

Furthermore, the reform respects the specialized nature of factory-built housing and the professional oversight already provided by licensed master tradesmen. It frees up limited local government resources so that code enforcement officers can focus their time and attention on site-specific safety issues rather than re-inspecting work that has already been professionally certified. This approach aligns directly with Maine Policy Institute's long-standing position that smart regulatory reform should eliminate duplication, reduce costs, and expand housing choice without compromising public safety.

Conclusion

This straightforward reform represents an important step forward in the effort to expand housing options, lower costs, and cut unnecessary red tape across Maine. By approving this bill, the Legislature will help ensure that more families can move into safe, affordable manufactured homes, directly addressing one of the most pressing challenges facing our state today. Enacting LD 2229 now will also set a positive precedent for future regulatory reforms that prioritize results over redundancy, ultimately making Maine a more affordable and opportunity-rich place for all who call it home.

For these reasons, Maine Policy Institute strongly urges this committee to vote "Ought to Pass" on LD 2229. Thank you for your time and consideration.