

Manufactured Housing Communities (MHC) Stakeholder Engagement Session – MHC Residents

October 14th, 2026

BACKGROUND

The Maine Office of Community Affairs (www.maine.gov/moca) is a one-stop-shop to assist municipalities, Tribal governments and regional planning organizations in building a more resilient future.

In 2026, Governor Mills signed [LD 364](#), which directs MOCA to submit legislation to restructure the Manufactured Housing Act.

This stakeholder engagement process is part of that work. MOCA is seeking input on how the State's manufactured housing laws and rules can be rewritten to better position Maine to increase the supply of manufactured housing and protect the rights and responsibilities of MHC residents and owners.

CURRENT MHP SYSTEM FOR REGULATING MANUFACTURED HOUSING COMMUNITIES

Licensing: All manufactured housing communities are required to be licensed by Title 10, Ch. 8951 §9082. The Manufactured Housing Program (MHP) is responsible for developing [rules](#) (08-004 CH 12) that communities must meet in order to obtain a license. These rules regulate the infrastructure and public safety of the community.

Routine Inspection of Communities: In order to ensure that communities are safe and habitable for residents, staff inspect each licensed community on a rotating 4-year basis. The State of Maine currently has 475 licensed communities and two inspectors.

Complaints: When MHP receives a complaint that indicates MHP rules have been violated, staff will perform an inspection to investigate the issue and determine if there is a violation.

Violations: When a licensee is found to be in violation of the community licensing rules, MHP can administer fines and revoke licenses. Violations discovered at the time of inspection are reported to the licensee.

For most violations, the licensee has 90 days to self-certify that the violation has been corrected, while violations that involve serious danger to the health or safety of the public must be corrected within 24 hours of receipt of notice from MHP. Electrical violations require a Master Electrician to certify that the violation has been corrected and meets the requirements of the National Electrical Code.

COMMON MHC ISSUES

A 2025 legislative working group [report](#) for LD 1765, *An Act to Ensure Affordability and Stability in Residential Housing and in Manufactured Housing Communities*, noted that many residents have reported violations and safety issues within MHCs that have not been effectively addressed by the current regulatory system.¹ Common issues that arise within MHCs include:

- Poor or hazardous road conditions within parks
- Issues with public or private water and sewer systems within MHCs
- Usability of rented lots (drainage, etc.)
- Dangerous or nuisance trees
- Unlawful or untenable community rules and fees
- Enforcement of state laws meant to protect residents from predatory purchasers of parks

GAPS AND CHALLENGES

MOCA and other agencies have heard from MHC owners and residents about gaps and challenges arising from the way the State regulates MHCs.

1. **Communities face many issues that the Manufactured Housing Program's rules do not address.**

Issue Regulation by Agency

Manufactured Housing Program	Maine Drinking Water Program	Maine Fuel Board	Municipality	Maine Attorney General Consumer Protection
• Private Water Systems • Electrical Service • Fire Safety • Community Streets • Hazards and Nuisances • Propane & Oil Supply Tank Installation • Pads and Drainage	• Community Water Systems	• Oil Supply Tanks • Propane Cylinders	• Septic Systems • Public water systems • Poor or dangerous living conditions within homes • Animal Control	• Landlord-Tenant Issues • Implied warranty and covenant of habitability

¹ <https://www.maine.gov/future/sites/maine.gov.future/files/2026-01/LD%201765%20Report%20-%20FINAL.pdf>

2. **MHCs are regulated differently from other types of rental housing.** Due to their unique structure, with many tenants owning the home but not the lot that it sits on, MHCs are treated differently from apartment buildings and other types of rental housing. Resident-owned communities (ROCs) are a unique ownership structure where the residents also function as park owners, so they face the same challenges as both residents and owners.
3. **Residents do not always feel the State is helpful in addressing common problems that arise in MHCs.** Residents report that they are often unable to get their complaints resolved because oversight of some types of issues often falls within the jurisdiction of other agencies (e.g., the Department of Health and Human Services for community drinking water systems).
4. **MHP needs more flexible options for enforcing standards.** The MHP has limited options to enforce standards beyond revoking an MHC owner's license, which could cause the residents to lose their homes. Some solutions that have been raised include a restriction on collecting lot rents when owners are not complying, or triggering a right to purchase if a park is unlicensed for a certain period of time. These tools could be paired with a grant program to assist MHCs with infrastructure upgrades, and/or requiring an infrastructure assessment prior to purchasing a park.
5. **Owners and residents need technical assistance and advice for making park expansions and improvements.** There is opportunity to expand housing availability through MHC infill and expansion; however, the cost and complexity for such expansion means that park owners and cooperatives are often unable to make the investments that would increase affordable housing in these areas.

QUESTIONS

- What are the highest priorities for this process to improve quality of life in MHCs?
- What has been your experience with getting complaints resolved and what would make it easier?