Maine's Manufactured Housing Program

Regulation of Manufactured Housing Communities For Residents

Public Meeting

October 14th, 2026

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Agenda

5:30 PM	Welcome
5:40	Regulation of Manufactured Housing Parks/Communities
6:10	Resident Feedback Session
6:50	Next Steps & Closing
7:00	Adjourn

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The **Manufactured Housing Board** was replaced by the **Manufactured Housing Program** at the Maine Office of Community Affairs (MOCA) on July 29, 2026.

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Project Goals:

- **L.D. 364** directed MOCA to rewrite Maine's manufactured housing laws and rules to:
  - Better position Maine to increase the supply of manufactured housing
  - Balance and protect the rights and responsibilities of manufactured community residents and owners
- We also want to better understand the costs and savings of modern and resilient building codes

3 Areas of Focus:

Manufactured Housing Inspection and Licensing

- **Licensing, approval, inspection**, and **certification** process
- **Licensed trades** in modular construction
- Role of **local code enforcement**
- Role of **third-party inspection agencies**
- Closed-wall **panel systems** and **tiny homes**

Manufactured Housing Communities (MHC)

- **Licensing** and **inspection** of MHCs
- **Rights and responsibilities** for MHC residents and owners
- Systems for **resolving complaints**
- **Referral system** for MHC inquiries

Building Codes

- **Industrialized building standards** and the **Maine Uniform Building and Energy Code (MUBEC)**
- Building code **cost-effectiveness**
- Timing of **updates to related codes** and standards (plumbing, electrical, etc.)

“Industrialized construction”

Manufactured Housing Program (current scope)

“Modular construction”
“State-certified modular homes”
(1-2 family and townhouses)

“Manufactured housing”
“Mobile homes”
“HUD-code homes”
“Manufactured Housing Communities” (MHC)

“Panelized construction”
“Closed-wall panel systems”
“Modular components”
(bathroom pods, kitchen pods)

“Tiny homes”
“Shed homes”

Multifamily and commercial modular

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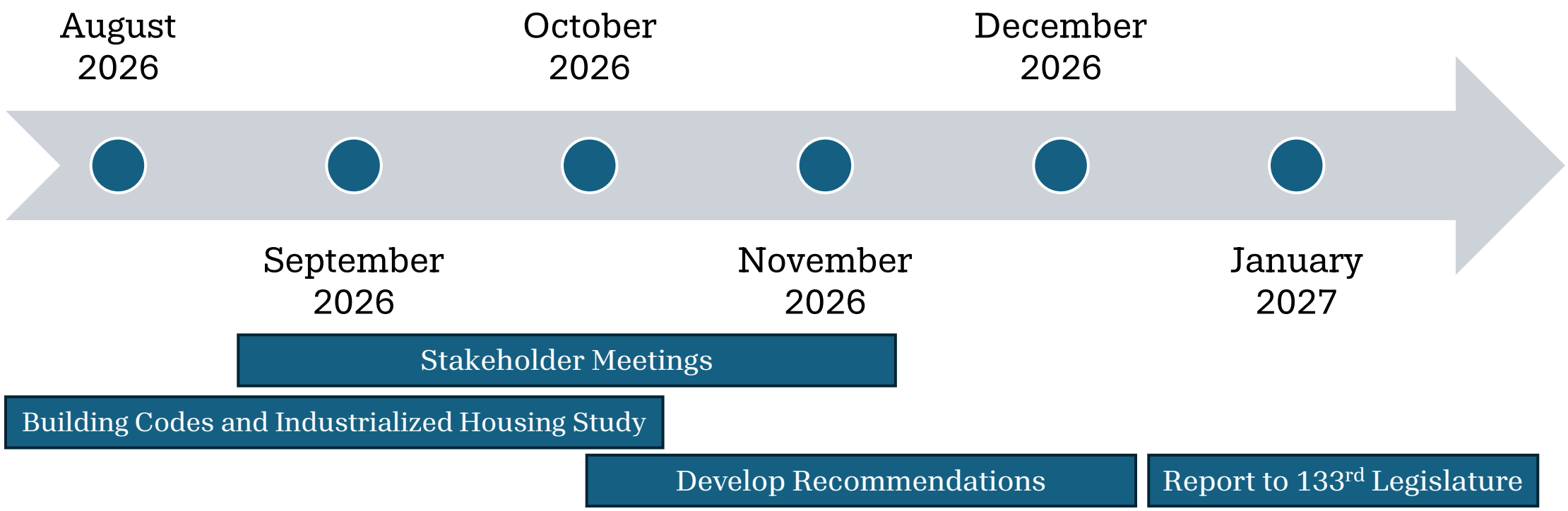
Project Timeline



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Scheduled Meetings

Weds 10/14, 9:30-11:00AM

Manufactured Housing
Community Owners' Rights &
Responsibilities

HYBRID at Curtis Memorial Library in Brunswick

Weds 10/28, 12:00-1:00PM

Role of Local Code Enforcement
in Manufactured Housing

HYBRID at MBOIA training in Augusta

Weds 10/14, 5:30-7:00PM

Manufactured Housing
Community Residents Rights
& Responsibilities

ZOOM WEBINAR

Mon 11/2, 9:00-10:30AM

Building Codes and
Manufactured Housing Study

ZOOM WEBINAR with ICC

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Additional meetings may be scheduled and will be listed on the MOCA Manufactured Housing Program website.

Ways to Participate

Sign up for manufactured housing email list: mailchi.mp/maine/manu_housing

See public meetings at www.maine.gov/moca/programs/manufactured-housing-program

Email manuhousing.moca@maine.gov with comments or questions.

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Regulation of Manufactured Housing Communities

Current Program Structure

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Title 10, Ch. 8951: The Manufactured Housing Act

§9082: All Manufactured Housing Communities must be licensed.

§9085: The Manufactured Housing Program is responsible for developing community licensing rules.

- These rules regulate the infrastructure and public safety of the community.

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MHP Community Licensing Rules Regulate the Following Issues:

Private Water Systems	Leaking water system, contaminated water, or unreliable water supply. 9 or fewer connections on a single well.
Electrical Service	Flickering lights, frequently tripping circuit breaker (when issue originates outside of the home).
Life & Fire Safety	Homes placed too closely together, home identification number visibility for emergency vehicles, other serious fire risks.

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MHP Community Licensing Rules Regulate the Following Issues:

Community Streets	Improper grading resulting in flooding or erosion, emergency vehicles unable to access homes within the community.
Hazards & Nuisances	Household trash, discarded furniture, old appliances, missing or unsecured manhole cover, missing or unsecured septic system cover, unsecured vacant homes. Any dangerous, unsanitary or unhealthful condition that threatens the safety or welfare of the community.
Propane & Fuel Tank Installation	Installed in the wrong place, mounted improperly, installed out of compliance with applicable codes and permits.

Inspections & Complaints

Staff inspect communities on a rotating 4-year basis

- The **MHP has only 2 inspectors** and **475** currently licensed parks.

Staff inspect communities when complaints are filed

- MHP will inspect communities **upon receiving a complaint**, whether or not they are scheduled for a regular inspection.

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Violations

90 Days to Respond

- For most violations, the licensee has 90 days to **self-certify** that the violation has been resolved.
- If triggered by a complaint, MHP will follow up with the original complainant.

Electrical Violations

- Require a Master Electrician to certify that the violation has been corrected and meets the requirements of the National Electrical Code.

24 Hours to Respond

- 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.

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When a licensee is found to be in violation of MHC Community Licensing Rules, MHP can impose fines and revoke licenses.

→ These methods of enforcement could result in resident displacement.

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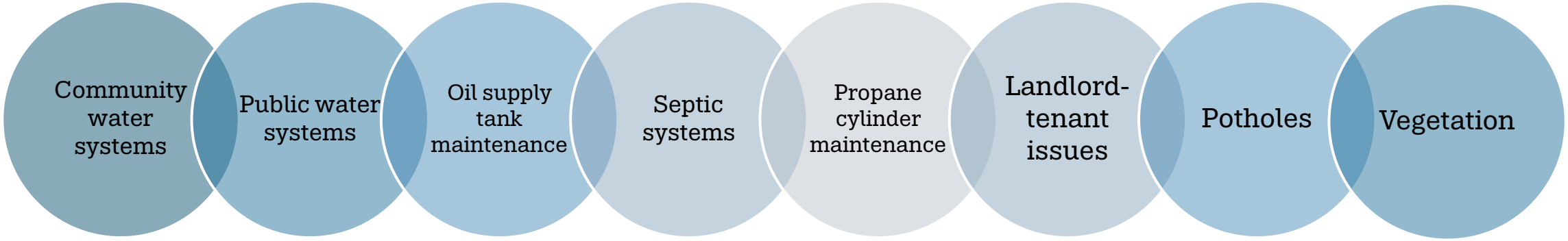
Communities face many issues that the Manufactured Housing Program's rules do not address



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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 •Public water systems	• Oil Supply Tanks • Propane Cylinders	• Septic Systems • Poor or dangerous living conditions within homes • Animal Control	• Landlord-Tenant Issues • Implied warranty and covenant of habitability

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See Issue Resolution Guidebook for Manufactured Housing Community Residents at
https://www.maine.gov/moca/programs/manufactured-housing-program/resident-resources

What We've Heard So Far

Common Issues and Opportunities for Improvement

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Manufactured Housing Communities: What We've Heard

MHCs are regulated differently from other types of rental housing.

Residents do not always feel the State is helpful in addressing common problems that arise in MHCs.

MHP needs more options for enforcing standards.

Owners and residents need technical assistance and advice for making park expansions and improvements.

See handout for more information

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Common MHC Issues - Infrastructure

Water Systems

- No state agency has jurisdiction over public water systems in MHCs
- Conflict between MHP and CDC rules around provision of fresh water during “boil water order”

Sewer Systems

- MHP does not have jurisdiction over public sewer systems or septic systems.

Community Roads

- Accessibility for residents is not clearly required in current rules (only emergency vehicles).

Common MHC Issues - Habitability

Trees

- Tenant has to hire an arborist to certify that a tree is hazardous.

Electrical

- No enforcement mechanism to make sure that disconnects are updated to current code when a home is moved off a lot.

Lot Usability/Drainage

- Unclear whether implied warranty covers the lot as well as the home.

Common MHC Issues – Administration

Park Expansion & Infill

- Difficulty finding lending options for vacant lots.
- Need technical assistance/funding for infrastructure improvements.

90 – Day Correction Period

- Single correction period does not account for differences in severity of violations

Remedies for Violations

- MHP needs more efficient ways to administer standards than revoking MHC owners' licenses, which may cause residents to lose their homes.

Clarifying Questions?

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Participant Feedback Session

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Discussion 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?

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Proposed Upcoming Rule Change

Addresses the following issues:

- Considerations for Dealer Licenses
- Potable Water Supplies
- Temporary Fee Increase for MHC Licenses
- Questions for MHC License Applications
- Correction of Violations in MHCs
- MHC Owner Maintenance Obligations
- Appliances in Flood Hazard Zones

Sign up for our email list for more information

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THANK YOU!

Sign up for public meetings/mailing list:
www.maine.gov/moca/programs/manufactured-housing-program

Additional questions/feedback:
manuhousing.moca@maine.gov

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