

MAINE STATE LEGISLATURE

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132nd MAINE LEGISLATURE

FIRST SPECIAL SESSION-2025

Legislative Document

No. 1723

H.P. 1150

House of Representatives, April 17, 2025

An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fees Increases

Reference to the Committee on Housing and Economic Development suggested and ordered printed.

A handwritten signature in cursive script, reading "R B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative GOLEK of Harpswell.
Cosponsored by Senator TALBOT ROSS of Cumberland and
Representatives: ANKELES of Brunswick, Speaker FECTION of Biddeford, GERE of
Kennebunkport, GRAMLICH of Old Orchard Beach, MALON of Biddeford, MINGO of
Calais, WEBB of Durham, Senator: TEPLER of Sagadahoc.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 10 MRSA §9001, sub-§2, ¶F**, as amended by PL 1993, c. 642, §8, is further
3 amended to read:

4 F. To have this board, in the administration of this chapter, give consideration to
5 economic factors that may result in additional costs to home buyers and eliminate any
6 unnecessary costs that may occur from the enforcement of this chapter or any other
7 Act; ~~and~~

8 **Sec. 2. 10 MRSA §9001, sub-§2, ¶G**, as amended by PL 1993, c. 642, §8, is further
9 amended to read:

10 G. To grant to this board the investigative and regulatory powers it may reasonably
11 require to accomplish the foregoing purposes and intent and to carry out the provisions
12 of this chapter, including making decisions, in accordance with the Maine
13 Administrative Procedure Act; and

14 **Sec. 3. 10 MRSA §9001, sub-§2, ¶H** is enacted to read:

15 H. To prevent excessive increases in lot rent for manufactured housing and in
16 manufactured housing communities in order to preserve manufactured housing as a
17 critical source of affordable housing in the State.

18 **Sec. 4. 10 MRSA §9003, sub-§1**, as amended by PL 2007, c. 402, Pt. D, §1, is
19 further amended to read:

20 **1. Established.** The Manufactured Housing Board, established by Title 5, section
21 12004-A, subsection 22, consists of 9 13 members appointed ~~by the Governor~~ as follows.

22 **Sec. 5. 10 MRSA §9003, sub-§2**, as amended by PL 2017, c. 210, Pt. B, §8, is
23 further amended to read:

24 **2. Composition of board; terms of members.** The members of the board include:

25 B. Three public members, as defined in Title 5, section 12004-A, ~~at least one of whom~~
26 ~~lives in~~ who are tenants in a manufactured housing community, appointed by the
27 Speaker of the House of Representatives;

28 B-1. One public member, as defined in Title 5, section 12004-A, who is a tenant in a
29 resident-owned manufactured housing community, as defined in section 9081,
30 subsection 7, appointed by the Governor;

31 B-2. One public member, as defined in Title 5, section 12004-A, appointed by the
32 President of the Senate;

33 C. One member who is a professional engineer with demonstrated experience in
34 construction and building technology, appointed by the Governor;

35 D. Two members who are dealers, one appointed by the President of the Senate and
36 one appointed by the Speaker of the House of Representatives;

37 F. One member who is an owner or operator of a manufactured housing community,
38 appointed by the Speaker of the House of Representatives;

39 G. One member who is a builder of manufactured housing, appointed by the Governor;
40 ~~and~~

1 H. One member with a minimum of 2 years of practical experience in building code
2 administration and enforcement and with current employment as a code enforcement
3 officer-, appointed by the President of the Senate;

4 I. One member with experience providing technical assistance to resident-owned
5 manufactured housing communities, as defined in section 9081, subsection 7,
6 appointed by the Governor; and

7 J. One member with experience representing tenants of manufactured housing
8 communities in dispute with a landlord or person who operates a manufactured housing
9 community licensed in accordance with this chapter, appointed by the President of the
10 Senate.

11 The term of office of the members is 4 years. Appointment of a member must comply with
12 section 8009. ~~A member of the board may be removed for cause by the Governor.~~

13 **Sec. 6. 10 MRSA §9081, sub-§4** is enacted to read:

14 **4. Manufactured housing community lot.** "Manufactured housing community lot"
15 or "lot" means a site specifically designated for the placement or location of a manufactured
16 home within a manufactured housing community.

17 **Sec. 7. 10 MRSA §9081, sub-§5** is enacted to read:

18 **5. Manufactured housing community owner.** "Manufactured housing community
19 owner" means a person or entity licensed by the board or a managing agent working on
20 behalf of a person or entity licensed by the board that controls, manages or operates a
21 manufactured housing community or has the practical authority to establish requirements
22 for the operation of a manufactured housing community, including, but not limited to,
23 establishing the amount of lot rent and fees.

24 **Sec. 8. 10 MRSA §9081, sub-§6** is enacted to read:

25 **6. Manufactured housing community resident.** "Manufactured housing community
26 resident" means any person who resides in a manufactured home that is part of a
27 manufactured housing community.

28 **Sec. 9. 10 MRSA §9081, sub-§7** is enacted to read:

29 **7. Resident-owned manufactured housing community.** "Resident-owned
30 manufactured housing community" means a manufactured housing community in which
31 the residents are part of a cooperative of manufactured home owners who control, manage
32 and operate the manufactured housing community, including, but not limited to,
33 establishing community rules and lot rent and fees.

34 **Sec. 10. 10 MRSA §9084-A** is enacted to read:

35 **§9084-A. Lot rent increases; notifications and limitations**

36 **1. Lot rent and associated fees; increases limited.** Except as otherwise provided in
37 this section, a manufactured housing community owner is prohibited from increasing the
38 rent amount for a lot or the fees associated with tenancy in a manufactured housing
39 community by more than 10% of the base rent amount or 10% of the base fees amount over
40 a period of 4 years.

2. Base rent amount. For the purposes of this section, "base rent amount" means the total amount charged per month to a manufactured housing community resident for a manufactured housing community lot on October 1, 2025 or the initial rent charged per month in a manufactured housing community established after October 1, 2025. For a lot that is vacant on October 1, 2025, the base rent is an amount equal to the average rent of lots in a manufactured housing community with equivalent services and amenities.

3. Base fees amount. For the purposes of this section, "base fees amount" means the total amount of fees charged per month to a manufactured housing community resident for fees associated with tenancy in the manufactured housing community on October 1, 2025 or the initial rent charged per month in a manufactured housing community established after October 1, 2025.

4. Notice requirement. A manufactured housing community owner shall provide notice of rent or fee increases no less than 90 days before the effective date of the increase. The notice must include the amount of the increase expressed as a percentage of the base rent amount or base fees amount and the dollar amount above the base rent amount or base fees amount and any history of rent increases or base fees during the preceding 4 years.

5. Exemption from rent or fees increase limit. A manufactured housing community owner may request an exemption from the rent and fees increase limitations prescribed by this section to the board in a manner determined by the board. The manufactured housing community owner must deliver a copy of a request submitted to the board to each manufactured housing community resident by certified mail at the same time the request is submitted to the board. The board may grant an exemption if the board determines the manufactured housing community owner has experienced one or more of the following:

A. A recent increase in property tax obligations that would not be met without an increase that exceeds the limits established by this section;

B. A significant increase in utility costs directly related to the operation of the manufactured housing community that are the responsibility of the manufactured housing community owner that would not be met without an increase that exceeds the limits established by this section; or

C. A need for a significant infrastructure improvement that is not the result of neglecting to keep up with standard maintenance that would not be met without an increase that exceeds the limits established by this section.

Resident-owned manufactured housing communities are not subject to the requirements of this section.

SUMMARY

This bill amends the declaration of purpose in the Manufactured Housing Act to include preventing excessive increases in lot rent in manufactured housing communities in order to preserve manufactured housing as a source of affordable housing in the State. The bill increases the membership of the Manufactured Housing Board from 9 to 13 members. The bill establishes a limitation on the amount lot rent may be increased in a manufactured housing community within a 4-year period of 10% of the base rent. The bill allows for the owner of a manufactured housing community to request an exemption from the 10% limit and requires that notification of an exemption request be delivered to residents of the

1 manufactured housing community. The bill also specifies that these rent limitations do not
2 apply to resident-owned manufactured housing communities.