

# MAINE STATE LEGISLATURE

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STATE OF MAINE  
HOUSE OF REPRESENTATIVES  
108TH LEGISLATURE  
FIRST REGULAR SESSION

(Filing No. H-551)

COMMITTEE AMENDMENT "A" to H.P. 1151, L.D. 1369, Bill, "AN ACT to Provide Safeguards Against the Use of Discriminate and Exclusionary Zoning Practices."

Amend the bill by striking out the title and inserting in its place the following:

'AN ACT to Prohibit the Exclusion of Manufactured Homes from any Municipality.'

Further amend the Bill by striking out everything after the enacting clause and inserting in its place the following:

'Sec. 1. 30 MRSA §2157 is enacted to read:

§2157. Ordinances relating to manufactured homes

No municipality shall exclude, by police power or zoning ordinance, manufactured homes from the municipality or require, in all parts of the municipality, that they be located only in mobile home or trailer parks, when these homes are to be fixed to the realty. These prohibitions shall not exempt manufactured homes from other police power or zoning requirements that apply equally to all residential dwellings in a district or zone.

For the purposes of this section, "manufactured home" means a mobile home, modular home or other prefabricated structure that is to be used as a dwelling, but is not constructed on the property on which it is to be located.

Sec. 2. Effective date. This Act shall take effect on July 1, 1978.'

Statement of Fact

The purpose of this amendment is to clearly prohibit municipalities from excluding mobile homes or other manufactured homes from the municipality or limiting their location to mobile home or trailer parks, when these homes are to be fixed to the realty. This amendment does allow a municipality to require manufactured homes to be located in mobile home parks in some parts of the municipality, as long as that requirement does not apply throughout the municipality and some parts of the municipality may have individual mobile homes. These prohibitions do not exempt mobile homes from other regulations that apply equally to all other dwellings nor do they prohibit the municipality from excluding mobile homes from certain residential zones.

The delayed effective date is necessary to allow municipalities to change their ordinances to comply with this Act.

Reported by the Committee on Local and County Government.

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