

MAINE STATE LEGISLATURE

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L.D. 337

Date: 2/29/24

(Filing No. H-791)

HOUSING

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STATE OF MAINE
HOUSE OF REPRESENTATIVES
131ST LEGISLATURE
SECOND REGULAR SESSION

COMMITTEE AMENDMENT "A" to H.P. 211, L.D. 337, "An Act to Amend the Regulations of Manufactured Housing to Increase Affordable Housing"

Amend the bill by striking out the title and substituting the following:

'An Act to Amend the Law Governing the Regulation of Manufactured Housing to Increase Affordable Housing'

Amend the bill by striking out everything after the enacting clause and inserting the following:

'Sec. 1. 30-A MRS §4358, sub-§2, as amended by PL 1995, c. 199, §1, is further amended to read:

2. Location of manufactured housing. Municipalities shall permit manufactured housing to be placed or erected on individual house lots ~~in a number of locations on undeveloped lots~~ where single-family dwellings are allowed, subject to the same requirements as single-family dwellings, except as otherwise provided in this section.

A. ~~For the locations required by this section, municipal ordinances may not require that manufactured housing on individual lots be greater than 14 feet in width, although municipalities~~ Municipalities may establish design criteria, including, but not limited to, a pitched, shingled roof; a permanent foundation; and exterior siding that is residential in appearance, ~~provided that as long as:~~

- (1) The requirements do not have the effect of circumventing the purposes of this section; and
- (2) The design requirements ~~may~~ are not be used to prevent the relocation of any manufactured housing, regardless of its date of manufacture, that is legally sited within the municipality as of August 4, 1988.

B. Providing one or more zones or locations where mobile home parks or mobile home subdivisions or developments are allowed does not constitute compliance with this section.

COMMITTEE AMENDMENT

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1 C. This section does not prohibit municipalities from establishing controls on
2 manufactured housing ~~which~~ that are less restrictive than are permitted by this section.

3 D. Municipalities may not prohibit manufactured housing, regardless of its date of
4 manufacture, solely on the basis of a date of manufacture before June 14, 1976, or the
5 failure of a unit to have been manufactured in accordance with the National
6 Manufactured Housing Construction and Safety Standards Act of 1974, United States
7 Code, Title 42, Chapter 70. Municipalities may apply the design standards permitted
8 by this section to all manufactured housing, regardless of its date of manufacture, and
9 may apply reasonable safety standards to manufactured housing built before June 15,
10 1976, or not built in accordance with the National Manufactured Housing Construction
11 and Safety Standards Act of 1974, United States Code, Title 42, Chapter 70.

12 E. Notwithstanding any ~~other~~ provision of law to the contrary, manufactured housing
13 and any modular home that meets construction standards for state-certified
14 manufactured ~~homes~~ housing adopted pursuant to Title 10, section 9042 must be
15 allowed in all zones where other single-family homes are allowed.'

16 Amend the bill by relettering or renumbering any nonconsecutive Part letter or section
17 number to read consecutively.

18 **SUMMARY**

19 This amendment replaces the bill, which is a concept draft, and changes the title.
20 Current law governing land use ordinances states that municipalities must allow
21 manufactured housing in certain locations on undeveloped lots where single-family
22 dwellings are allowed. The amendment provides that a municipality must allow
23 manufactured housing wherever single-family dwellings are allowed, subject to the same
24 design criteria as the municipality may establish for single-family dwellings.

25 **FISCAL NOTE REQUIRED**

26 (See attached)



131st MAINE LEGISLATURE

LD 337

LR 1984(02)

An Act to Amend the Regulations of Manufactured Housing to Increase Affordable Housing

Fiscal Note for Bill as Amended by Committee Amendment

Committee: Housing

Fiscal Note Required: Yes

A (M-791)

Fiscal Note

Potential current biennium cost increase - Municipalities

Fiscal Detail and Notes

Additional costs to municipalities that choose to update certain ordinances and zoning documents cannot be determined and will depend on the extent of the review that will need to be conducted by individual communities.