

# MAINE STATE LEGISLATURE

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**LAWS**  
**OF THE**  
**STATE OF MAINE**

**AS PASSED BY THE**

**ONE HUNDRED AND THIRTY-FIRST LEGISLATURE**

**SECOND REGULAR SESSION**  
**January 3, 2024 to May 10, 2024**

**THE GENERAL EFFECTIVE DATE FOR**  
**SECOND REGULAR SESSION**  
**NON-EMERGENCY LAWS IS**  
**AUGUST 9, 2024**

**PUBLISHED BY THE REVISOR OF STATUTES**  
**IN ACCORDANCE WITH THE MAINE REVISED STATUTES ANNOTATED,**  
**TITLE 3, SECTION 163-A, SUBSECTION 4.**

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**Augusta, Maine**  
**2024**

**CHAPTER 552  
H.P. 211 - L.D. 337**

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

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

**Sec. 1. 30-A MRSA §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.

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

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

to manufactured housing built before June 15, 1976, or not built in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Chapter 70.

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

See title page for effective date.

**CHAPTER 553  
S.P. 257 - L.D. 589**

**An Act to Ensure That the  
Maine Electric Grid Provides  
Additional Benefits to Maine  
Ratepayers**

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

**Sec. 1. 35-A MRSA §3148** is enacted to read:

**§3148. Periodic review of grid-enhancing technology**

**1. Definitions.** As used in this section, unless the context otherwise indicates, the following terms have the following meanings.

A. "Grid-enhancing technology" means any hardware or software technology that enables enhanced or more efficient flow of electricity across the existing electric transmission and distribution system. "Grid-enhancing technology" does not include generation assets or energy storage.

B. "Large investor-owned transmission and distribution utility" has the same meaning as in section 3201, subsection 12.

**2. Periodic review.** Beginning January 15, 2025, and every 5 years thereafter, the commission shall conduct a review or contract with a consultant to conduct a review of available grid-enhancing technology that could be implemented by a large investor-owned transmission and distribution utility to reduce or defer the need for investment in grid infrastructure in the State. The commission may produce a report or contract with a consultant to produce a report describing the grid-enhancing technology identified in the review. The commission may file information or the report for use in rate cases or other proceedings involving a large investor-owned transmission and distribution utility, including the integrated grid planning proceeding required pursuant to section 3147, subsection 2.