



132nd MAINE LEGISLATURE

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Legislative Document

No. 2231

H.P. 1506

House of Representatives, March 10, 2026

An Act to Support Owners of Manufactured Housing, Mobile Homes and Tiny Homes

Reported by Representative GERE of Kennebunkport for the Joint Standing Committee on Housing and Economic Development pursuant to Public Law 2025, chapter 365, section 2.

Reference to the Committee on Housing and Economic Development suggested and ordered printed pursuant to Joint Rule 218.

A handwritten signature in cursive script that reads "Robert B. Hunt".

ROBERT B. HUNT
Clerk

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

2 **Sec. 1. 9-A MRS §9-101**, as amended by PL 2017, c. 106, §10, is further amended
3 to read:

4 **§9-101. Scope**

5 This Article applies to all consumer credit transactions made by creditors that are not
6 supervised financial organizations, that are made to finance or refinance the acquisition of
7 real estate or the initial construction of a dwelling or that are secured by a first-lien
8 mortgage on real estate and applies to the servicing of those transactions. For purposes of
9 this Article, unless prohibited by federal law, "real estate" includes manufactured housing,
10 as defined in Title 10, section 9002, subsection 7, or tiny home, as defined in Title 29-A,
11 section 101, subsection 80-C, regardless of whether title to the real property to which the
12 manufactured housing or tiny home is affixed is held by the owner of the manufactured
13 housing or tiny home, as long as the owner meets the requirements of Title 29-A, section
14 669-A.

15 **Sec. 2. 9-A MRS §13-102, sub-§3**, as enacted by PL 2009, c. 362, Pt. B, §1, is
16 amended to read:

17 **3. Dwelling.** "Dwelling" has the same meaning as in the federal Truth in Lending Act,
18 Section 103(v) and, unless prohibited by federal law, also includes manufactured housing,
19 as defined in Title 10, section 9002, subsection 7, or tiny home, as defined in Title 29-A,
20 section 101, subsection 80-C, regardless of whether title to the real property to which the
21 manufactured housing or tiny home is affixed is held by the owner of the manufactured
22 housing or tiny home, as long as the owner meets the requirements of Title 29-A, section
23 669-A.

24 **Sec. 3. 10 MRS §9093-B, sub-§2**, as enacted by PL 2025, c. 399, §2, is amended
25 to read:

26 **2. Notice contents.** The notice under subsection 1 must include:

27 A. The name, address, telephone number and e-mail address of the owner of the
28 manufactured housing community;

29 B. The amount of the increase in lot rent or fees, in dollars, and the type of fee
30 increased;

31 ~~C. The average lot rent and fees by the type of fee, as a dollar amount, for a~~
32 ~~manufactured housing community with equivalent services and amenities in the area~~
33 ~~at the time of the notice;~~

34 ~~D. The average lot rent, calculated pursuant to paragraph C, increased by 1% above~~
35 ~~the Consumer Price Index for the Northeast Region, or its successor index, as published~~
36 ~~by the United States Department of Labor, Bureau of Labor Statistics or its successor~~
37 ~~agency, in dollar amounts, referred to in this section as "the allowed lot rent increase";~~

38 ~~E. The average fee for each type of fee, calculated pursuant to paragraph C, increased~~
39 ~~by 1% above the Consumer Price Index for the Northeast Region, or its successor~~
40 ~~index, as published by the United States Department of Labor, Bureau of Labor~~
41 ~~Statistics or its successor agency, in dollar amounts, referred to in this section as "the~~
42 ~~allowed fee increase"; and~~

1 F. A statement of the manufactured home owner's right to request mediation and the
2 requirements to make a request; and

3 G. The percentage change for the previous 12-month period in the Consumer Price
4 Index for the Northeast Region, or its successor index, as published by the United
5 States Department of Labor, Bureau of Labor Statistics, or its successor agency.

6 **Sec. 4. 10 MRSA §9093-B, sub-§3**, as enacted by PL 2025, c. 399, §2, is amended
7 to read:

8 **3. Request for mediation.** ~~If the dollar amount of the proposed lot rent increase is~~
9 ~~above the allowed lot rent increase or the dollar amount of the proposed fee increase is~~
10 ~~above the allowed fee increase for the type of fee increased~~ percentage increase in lot rent
11 or fees is above the percentage from subsection 2, paragraph G, owners of manufactured
12 homes in the housing community, subject to the proposed lot rent or fee increase, may
13 request the proposed lot rent or fee increase be subject to mediation, if:

14 A. A number of owners representing 51% or more of the households in the community,
15 subject to the proposed lot rent or fee increase, sign a written request for mediation;
16 and

17 B. The written request is mailed, by certified mail, to the owner of the manufactured
18 housing community within 90 days of the date of the notice required by subsection 1.

19 **Sec. 5. 10 MRSA §9100**, as enacted by PL 1987, c. 737, Pt. B, §1 and Pt. C, §106
20 and amended by PL 1989, c. 6; c. 9, §2; and c. 104, Pt. C, §§8 and 10, is further amended
21 to read:

22 **§9100. Violations; board petition**

23 A violation of this chapter is a violation of Title 5, chapter 10, the unfair trade practices
24 laws. The Manufactured Housing Board may petition the Attorney General to initiate legal
25 action in any court of competent jurisdiction for monetary or injunctive relief to enforce
26 this chapter.

27 **Sec. 6. 29-A MRSA §651, sub-§6**, as amended by PL 2009, c. 435, §9, is further
28 amended to read:

29 **6. Manufactured housing.** Beginning October 1, 2007, the Secretary of State shall
30 issue certificates of title for new single-unit manufactured housing beginning with model
31 year 2007. Beginning October 1, 2007 and ending September 30, 2009, the Secretary of
32 State shall issue a certificate of title for used manufactured housing that was previously
33 issued a State of Maine certificate of title. Beginning October 1, 2009, the Secretary of
34 State may issue a certificate of title for used manufactured housing that was previously
35 issued a State of Maine certificate of title or a model year 2007 or later model that was
36 never issued a certificate of title. A certificate of title issued pursuant to this subsection
37 remains in effect unless cancelled pursuant to section ~~669~~ 669-A.

38 **Sec. 7. 29-A MRSA §651, sub-§7**, as enacted by PL 2019, c. 650, §4, is amended
39 to read:

40 **7. Tiny homes.** The Secretary of State shall issue certificates of title for new tiny
41 homes beginning with model year 2020. The Secretary of State shall issue a certificate of
42 title for a used tiny home of any model year that was previously issued a State of Maine

1 certificate of title. A certificate of title issued pursuant to this subsection remains in effect
2 unless cancelled pursuant to section ~~669~~ 669-A.

3 **Sec. 8. 29-A MRSA §669**, as amended by PL 2019, c. 650, §8, is repealed.

4 **Sec. 9. 29-A MRSA §669-A** is enacted to read:

5 **§669-A. Cancellation of certificate of title to manufactured housing and tiny homes**

6 **1. Real property transactions.** This section governs the cancellation of a certificate
7 of title to manufactured housing, as defined in Title 10, section 9002, subsection 7, or a
8 tiny home, as defined in section 101, subsection 80-C, by the owner of the manufactured
9 housing or tiny home and the conversion to titling the manufactured housing or tiny home
10 as real estate.

11 **2. Request for cancellation; cancellation.** An owner of manufactured housing or a
12 tiny home may file a written request with the Secretary of State, upon a form acceptable to
13 the Secretary of State, for cancellation of the certificate of title to the manufactured housing
14 or tiny home after completion of the requirements in subsections 3 and 4 and by returning
15 the recorded certificate of title to the Secretary of State. The Secretary of State shall cancel
16 the certificate of title upon receipt of the written request from the owner of the
17 manufactured housing or tiny home requesting cancellation of the certificate of title,
18 accompanied by the certificate of title and documents listed in subsection 3 that have been
19 recorded pursuant to subsection 4. Upon cancellation of the certificate of title, the Secretary
20 of State shall issue a document certifying that the certificate of title has been cancelled.

21 **3. Required actions.** An owner of manufactured housing or a tiny home that requests
22 that the certificate of title to the manufactured housing or tiny home be cancelled by the
23 Secretary of State under subsection 2 shall complete the following actions and submit the
24 following documents to the Secretary of State.

25 **A.** If the owner of the manufactured housing or tiny home owns the real property upon
26 which the manufactured housing or tiny home is affixed, the owner shall record the
27 following documents in the registry of deeds for the county in which the real property
28 is located:

29 **(1)** The original certificate of title to the manufactured housing or tiny home;

30 **(2)** A description of the manufactured housing or tiny home, including model year,
31 make, width, length and identification number, if applicable, and a statement by
32 any recorded lienholder on the certificate of title that the security interest has been
33 released or that such security interest will be released upon cancellation of the
34 certificate of title as set forth in this section;

35 **(3)** The legal description of the real property;

36 **(4)** A sworn statement by the owner of the real property, as shown on the real
37 property deed, that the owner of the real property is the owner of the manufactured
38 housing or tiny home and that the manufactured housing or tiny home is
39 permanently affixed to the real property in accordance with state law; and

40 **(5)** A deed substantially similar to the applicable form of a deed in subsection 11,
41 12 or 13.

1 B. If the owner of the manufactured housing or tiny home does not own the real
2 property upon which the manufactured housing or tiny home is affixed, the owner shall
3 record the following documents in the registry of deeds for the county in which the real
4 property is located:

5 (1) The original certificate of title to the manufactured housing or tiny home;

6 (2) A description of the manufactured housing or tiny home, including model year,
7 make, width, length and identification number, if applicable, and a statement by
8 any recorded lienholder on the certificate of title that the security interest has been
9 released or that such security interest will be released upon cancellation of the
10 certificate of title as set forth in this section; and

11 (3) A deed substantially similar to the applicable form of the deed in subsection
12 11, 12 or 13, that includes the signature of the owner of the real property upon
13 which the manufactured housing or tiny home is affixed stating that the
14 manufactured housing or tiny home is affixed to the real property in accordance
15 with state law.

16 **4. Recording.** The register of deeds, upon receipt of the documents set forth in
17 subsection 3, shall record the documents.

18 **5. Consent from real property owner.** If consent of the owner of real property to
19 which a manufactured housing or tiny home is affixed is required on a statutory form set
20 forth in subsection 11, 12 or 13, the owner may not unreasonably withhold consent. If the
21 owner of a manufactured housing community or mobile home park is asked to sign a deed
22 under this section, the owner shall sign the deed within 15 days of a written request for
23 signature being mailed to the owner or delivered to the owner's place of business for
24 signature. The owner may not charge more than \$25 for a signature on a deed.

25 **6. Liens.** For purposes of perfection, realization and foreclosure of security interests,
26 if a certificate of title has been cancelled pursuant to this section, a separate security interest
27 in the manufactured housing or tiny home does not exist, and the manufactured housing or
28 tiny home may be secured only as part of the real estate through a mortgage under Title 33.

29 **7. Applicability.** This section applies to manufactured housing or tiny homes required
30 to be titled under section 651 and to any person who voluntarily elects to cancel a certificate
31 of title to manufactured housing or a tiny home pursuant to this section.

32 **8. Taxation not affected.** This section may not be construed to affect the taxation of
33 manufactured housing or tiny homes.

34 **9. No change to common law.** Except as otherwise provided in this section, this
35 section may not be construed to modify or change existing common law.

36 **10. Recording of deed; property considered real estate.** Upon recording of a deed
37 in the registry of deeds, manufactured housing or tiny homes situated on land not belonging
38 to the owners of the manufactured housing or tiny home are deemed real estate for all
39 purposes.

40 **11. Form of manufactured housing warranty deed.**

41 **FORM FOR MANUFACTURED HOUSING WARRANTY DEED**

1 of County, State of for
2 consideration paid, grant to (complete mailing address)
3 of Street, Town (City) of
4 County, State of with warranty covenants, the (Description of
5 manufactured housing being conveyed: name of manufacturer, model and serial number
6 and incumbrances, exceptions, reservations, if any) situated, or to be situated, at
7 (state name of park, if any, and street address), Town (City) of
8,County, State of Maine.

9 The tract or parcel of land upon which the manufactured housing is situated, or is to be
10 situated, is owned by by deed dated and
11 recorded at Book, Page in the County Registry of Deeds.

12 Signed this day of,

13 (Here add acknowledgment)

14, owner of the tract or parcel of land upon which the aforesaid manufactured
15 housing is situated, or is to be situated, hereby consents to the conveyance of the
16 manufactured housing.

17 Signed this day of,

18 (Here add acknowledgment)

19 [] Check box if the manufactured housing has been relocated from one site to another
20 within Maine. The manufactured housing was previously located at (state
21 name of park, if any, and street address), Town (City) of,
22 County, State of Maine and title, if any, to the same was recorded at Book
23, Page, in the County Registry of Deeds. If the relocation is to
24 a county of the State of Maine other than the county in which the deed to the grantor was
25 recorded, a duplicate original of the deed must be recorded in the registry of deeds of that
26 county at the same time this deed is recorded.

27 **12. Form of manufactured housing quitclaim deed.**

28 **FORM FOR MANUFACTURED HOUSING QUITCLAIM DEED**

29 of County, State of for consideration
30 paid, grant to (complete mailing address) of Street,
31 Town (City) of, County, State of, with warranty
32 covenants, the (Description of manufactured housing being conveyed: name of
33 manufacturer, model and serial number and incumbrances, exceptions, reservations, if any)
34 situated, or to be situated, at (state name of park, if any, and street address),
35 Town (City) of, County, State of Maine.

36 The tract or parcel of land upon which the manufactured housing is situated, or is to be
37 situated, is owned by by deed dated and recorded at Book,
38 Page in the County Registry of Deeds.

39 Signed this day of,

40 (Here add acknowledgment)

1 , owner of the tract or parcel of land upon which the aforesaid manufactured
2 housing is situated, or is to be situated, hereby consents to the conveyance of the
3 manufactured housing.

4 Signed this day of,

5 (Here add acknowledgment)

6 [] Check box if the manufactured housing has been relocated from one site to another
7 within Maine. The manufactured housing was previously located at (state
8 name of park, if any, and street address), Town (City) of,,
9 County, State of Maine and title, if any, to the same was recorded at Book, Page
10, in the County Registry of Deeds. If the relocation is to a county of the
11 State of Maine other than the county in which the deed to the grantor was recorded, a
12 duplicate original of the deed must be recorded in the registry of deeds of that county at the
13 same time this deed is recorded.

14 **13. Form of out-of-state transfer statement.**

15 **FORM FOR OUT-OF-STATE TRANSFER STATEMENT**

16 of, County, State of, for consideration paid, grant to
17 (complete mailing address) of Street, Town
18 (City) of, County, State of, the (Description
19 of manufactured housing being conveyed: name of manufacturer, model and serial number
20 and incumbrances, exceptions, reservations, if any) situated at (state name of park,
21 if any, and street address), Town (City) of County, State of Maine.

22 The tract or parcel of land upon which the manufactured housing was situated is owned by
23 by deed dated and recorded at Book, Page in
24 the County Registry of Deeds.

25 Signed this day of,

26 (Here add acknowledgment)

27 , owner of the tract or parcel of land upon which the aforesaid manufactured
28 housing was situated, hereby consents to the conveyance of the manufactured housing.

29 Signed this day of,

30 (Here add acknowledgment)

31 , holder of (lien, attachment or encumbrance) hereby consent to the conveyance
32 of the aforesaid manufactured housing, subject to condition that the aforesaid (lien,
33 attachment or encumbrance) shall remain in force and effect thereon.

34 Signed this day of,

35 (Here add acknowledgment)

36 **Sec. 10. 30-A MRSA §4358, sub-§3**, as corrected by RR 1993, c. 1, §76 and
37 amended by PL 2003, c. 689, Pt. B, §6, is further amended to read:

38 **3. Regulation of mobile home parks.** This subsection governs a municipality's
39 regulation of mobile home parks.

- 1 A. Except as required under Title 38, or an ordinance adopted pursuant to Title 38, a
2 municipality ~~shall~~ may not require:
- 3 (1) The size of any mobile home park lot served by a public sewer system to be
4 larger than the smaller of:
- 5 (a) ~~Six thousand five hundred~~ Four thousand square feet; or
6 (b) The area of the smallest residential lot permitted in the municipality;
- 7 (2) The size of any mobile home park lot with on-site subsurface ~~waste-water~~
8 wastewater disposal to be larger than ~~20,000~~ 10,000 square feet; or
- 9 (3) The size of any mobile home park lot served by a central on-site subsurface
10 ~~waste-water~~ wastewater disposal system approved by the Department of Health
11 and Human Services to be larger than ~~12,000~~ 5,000 square feet, ~~provided that a~~
12 ~~municipality may require that the overall density of the mobile home park be no~~
13 ~~more than one home for every 20,000 square feet.~~
- 14 B. A municipality ~~shall~~ may not require the overall area of a mobile home park to be
15 greater than the combined area of its mobile home park lots plus:
- 16 (1) The area required for road rights-of-way;
17 (2) The area required for buffer strips, if any; and
18 (3) For mobile home parks served by a public sewer, an additional area for open
19 space, storage or recreation, as those terms are defined by local ordinances
20 applicable to all residential developments. A municipality ~~shall~~ may not require
21 this additional area to be greater than 10% of the combined area of the individual
22 lots within a mobile home park; and
23 (4) The area of any setbacks required under Title 38 or an ordinance adopted
24 pursuant to Title 38.
- 25 C. Except as required under Title 38 or an ordinance adopted pursuant to Title 38, a
26 municipality ~~shall~~ may not require setbacks that have the effect of requiring lots larger
27 than those permitted under paragraph A.
- 28 D. Notwithstanding paragraph C, a municipality may require that mobile homes on
29 lots adjacent to a public road be set back from the public road according to requirements
30 applicable to other residential developments.
- 31 E. A municipality ~~shall~~ may not require road frontage on individual lots within a
32 mobile home park that has the effect of requiring a manufactured home on the lot to be
33 placed parallel to an adjacent private or public roadway.
- 34 F. Except as provided by paragraph G, municipal road standards ~~shall~~ do not apply to
35 private roads within a mobile home park unless the developer intends to offer the roads
36 to the municipality for acceptance as town ways.
- 37 G. A municipality may require by ordinance or rule that privately owned roads within
38 a mobile home park:
- 39 (1) Be built according to acceptable engineering standards and with a professional
40 engineer's seal as required by the Manufactured Housing Board;

1 (2) Have a right-of-way up to 23 feet in width, 20 feet of which the municipality
2 may require to be paved; and

3 (3) Conform to reasonable safety standards applicable to intersections with public
4 ways adjacent to the mobile home park.

5 H. The Manufactured Housing Board shall develop standards for construction of roads
6 within a mobile home park no later than January 1, 1990. The board shall submit these
7 standards to the joint standing committee of the Legislature having jurisdiction over
8 legal affairs matters for that committee's review.

9 I. A municipality may require buffer strips, not to exceed 50 feet, including individual
10 lot setbacks, along any mobile home park boundary which abuts land used for
11 residential use if the per-acre density of homes within the mobile home park is at least
12 2 times greater than:

13 (1) The density of residential development on immediately adjacent parcels of
14 land; or

15 (2) If the immediately adjacent parcels of land are undeveloped, the maximum net
16 residential density permitted by applicable municipal ordinances or state law.

17 No structures, streets or utilities may be placed in the buffer strip, except that utilities
18 may cross a buffer strip to provide services to a mobile home park. Municipalities may
19 impose reasonable natural screening requirements within the first 25 feet of the buffer
20 strip as measured from the exterior boundaries of the mobile home park if the
21 requirements are no greater than those for other residential developments.

22 J. A municipality ~~shall~~ may not require electrical utilities and telephone lines to be
23 located underground within a mobile home park. A municipality shall allow a
24 developer to install utilities anywhere within the mobile home park.

25 K. Except as required under Title 38, or an ordinance adopted pursuant to Title 38, a
26 municipality may not enact or enforce land use regulations or ordinances, including,
27 but not limited to, subdivision regulations or ordinances, which limit the number of lots
28 in a mobile home park, which circumvent the intent of this section or which conflict
29 with the provisions of this section.

30 L. Notwithstanding any provision in this subsection, a person developing or expanding
31 a mobile home park has the burden of proving that development will not pollute a
32 public water supply or aquifer or violate any state law relating to land development,
33 subdivision or use.

34 M. A municipality shall permit mobile home parks to expand and to be developed in
35 a number of environmentally suitable locations in the municipality with reasonable
36 consideration being given to permit existing mobile home parks to expand in their
37 existing locations. A municipality may not select a location for a mobile home park
38 development which is not reasonably suitable because of:

39 (1) Prior lot division;

40 (2) Locational setting within the municipality;

41 (3) Natural features; or

42 (4) Other similar factors.

1 the Secretary of State renders the manufactured housing or tiny home real estate for
2 purposes of obtaining financing.

3 6. It changes the minimum lot size required for a lot in a manufactured housing
4 community.

5 7. It requires a purchaser of a manufactured housing community to hire a professional
6 to inspect the infrastructure of the community prior to the purchase.