



Manufactured Housing Construction and Installation Licensing, Inspection, and Certification Stakeholder Engagement Session

September 28, 2026

Background

The Maine Office of Community Affairs (www.maine.gov/moca) is a one-stop-shop to assist municipalities, Tribal governments and regional planning organizations in building a more resilient future.

In 2026, Governor Mills signed [LD 364](#), which directs MOCA to submit legislation to restructure the Manufactured Housing Act.

This stakeholder engagement process is part of that work. MOCA is seeking input on how the State's manufactured housing laws and rules can be rewritten to better position Maine to increase the supply of manufactured housing.

How The Process Works Today

Licensing: Licenses are required for anyone who manufactures, brokers, distributes, sells, installs, or services manufactured housing in Maine. This includes both HUD-code mobile homes and state-certified modular homes.

Inspection and Certification:

HUD-code mobile homes are inspected and certified based on federal regulations. Because these standards are set by HUD, not MHP, they are not being discussed in this legislative process. MHP conducts preoccupancy inspections of 30% of new HUD-code homes sold in Maine. Although a federal license exists for installing HUD-code homes, Maine currently requires that anyone installing them hold a State mechanic license.

State-certified modular homes are built by licensed manufacturers following approved plans and quality assurance programs. Currently, the state certification program only applies to 1-2 family modular homes and townhomes, which are exempt from the Maine Uniform Building and Energy Code (MUBEC) and from inspection by local code enforcement. Instead, these homes must meet separate standards set in MHP rules.

MHP typically delegates authority for inspection and certification of modular homes to third-party inspection agencies (TPIA). Manufacturers also undergo periodic inspection by MHP as dictated by their TPIA-approved quality assurance program.

Gaps and Challenges

Separate Building Codes: Two different building codes apply to site-built homes (governed by MUBEC) and 1-2 family modular homes (governed by MHP rules).

Multifamily and Commercial Modular Construction: Maine's regulatory structure for industrialized construction only applies to 1-2 family homes. Multifamily and commercial modular buildings must instead comply with MUBEC, meaning that they are subject to municipal electrical and plumbing inspections and that all electrical and plumbing work must be done by licensed professionals. Some stakeholders argue that this makes it infeasible to use modular construction for multifamily and commercial buildings.

Other states have adopted the [ICC/MBI 1205](#), an inspection standard for off-site construction that relies on TPIA to ensure that work done in factories meets codes and standards. Maine already uses a similar framework for 1-2 family modular homes.

Other Building Systems: Several building types are not currently included in Maine's regulatory structure for industrialized housing, such as closed-wall panel systems, tiny homes, and modular pods.

What We've Heard So Far

In 2025, the [Housing Production Innovation Working Group](#) (HPIWG) was tasked with studying ways to increase the scale and production of industrialized construction in Maine. **The working group made the following recommendations:**

- 1.1 Remove State licensing requirements for the installation and sale of modular housing systems.
- 1.2 Replace the housing manufacturer license with a State approval system.
- 1.3 Synchronize industrialized housing code with MUBEC and cover residential buildings of all sizes.
- 1.4 Expand the industrialized housing definition to cover closed wall building systems once regulations are updated.
- 1.5 Update HUD-code housing regulation as needed to align with administrative changes.

Other suggestions we've received include the following:

- Remove the State license requirement for installing HUD-code homes and instead rely on the federal HUD installer license.
- Create a manufactured housing license similar to the existing developer-dealer license for modular housing, allowing entities to sell HUD-code homes without being licensed to install them.
- Bring 1-2 family, multifamily, and commercial modular construction under the same regulatory framework, applying the same codes, inspections, and certification requirements with appropriate provisions based on whether a building falls under residential or commercial codes.
- Rewrite MHP rules to delineate and include panelized systems that meet certain thresholds for requiring factory inspections.
- Create a provision for how tiny homes are inspected.

Questions

- What challenges have you faced with the current regulatory framework that could be addressed through an overhaul of the Manufactured Housing Act and associated rules?
- Which ideas from other states would be helpful to explore in Maine?
- Who else needs to be included in this discussion?