

Modular Pods, Panels, & Tiny Homes

Maine's Manufactured Housing Program

November 12, 2026

MOCA
Maine Office of Community Affairs

The **Manufactured Housing Board** was replaced by the **Manufactured Housing Program** at the Maine Office of Community Affairs (MOCA) on July 29, 2026.

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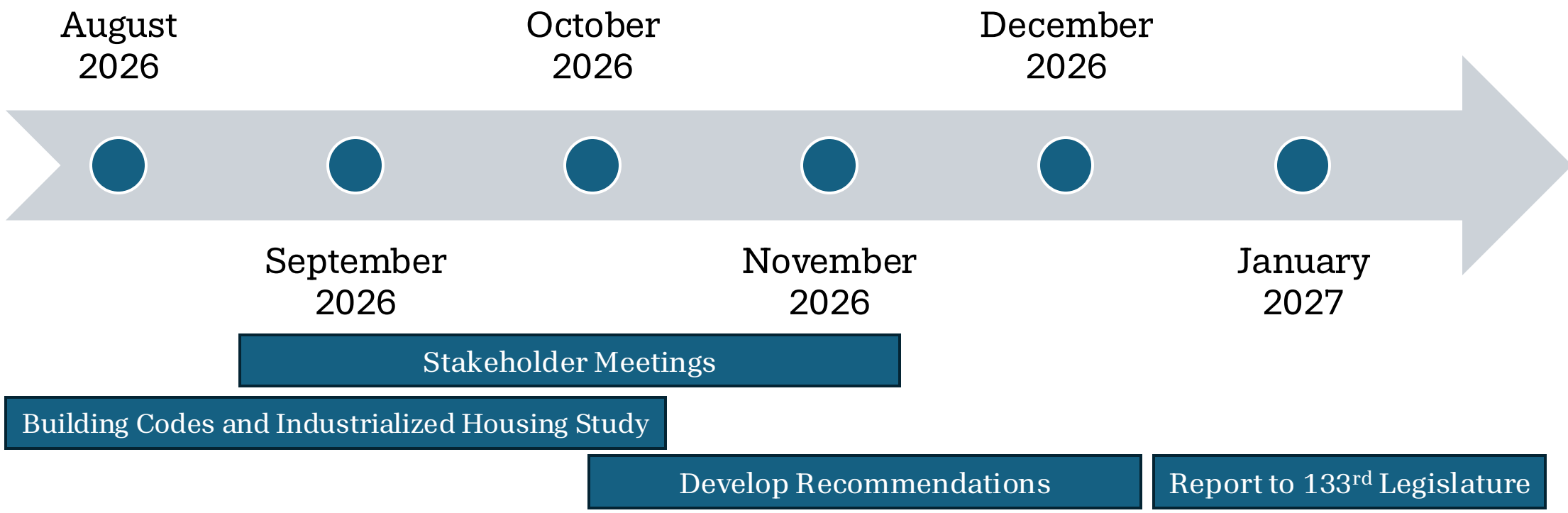
Project Goals:

- **L.D. 364** directed MOCA to rewrite Maine's manufactured housing laws and rules to:
  - Better position Maine to increase the supply of manufactured housing
  - Balance and protect the rights and responsibilities of manufactured community residents and owners
- We also want to better understand the costs and savings of modern and resilient building codes

Project Timeline



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Manufactured Housing Program (Current Scope)

Manufactured Housing Act (Ch. 951)

"Modular construction"
"State-certified modular homes"
(1-2 unit and townhouses)

"Manufactured housing"
"Mobile homes"
"HUD-code homes"

MUBEC

"Closed-wall panel systems"
"Bathroom & kitchen pods"

3+ unit & commercial modular

Other building components

"Tiny homes"
"Shed homes"

Recreational Vehicle Standards

"Tiny homes on wheels"

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Potential New Structure

Off-Site Construction & Housing Act (Ch. 949)

"Modular construction"
"State-certified modular homes"
(1-2 unit and townhouses)

"Closed-wall panel systems"
"Bathroom & kitchen pods"

3+ unit & commercial modular

"Tiny homes"
"Shed homes"
(on permanent foundation)

"Manufactured housing"
"Mobile homes"
"HUD-code homes"

MUBEC

Open wall panel systems
Trusses
Other building components

Recreational Vehicle Standards

"Tiny homes on wheels"

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THANK YOU!

Sign up for public meetings/mailing list:
www.maine.gov/moca/programs/manufactured-housing-program

Additional questions/feedback:
manuhousing.moca@maine.gov

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