

MEMORANDUM

TO: Kate Matthews, Code Enforcement Officer

CC: Kathy Eddy, Assistant to Code Enforcement & Planning
Jason Rogers, Town Manager
Randy Thurston, Code Enforcement Officer

From: Jamel Torres, Senior Planner, North Star Planning

RE: LD 337 – M.R.S.A. Title 30-A, §4358. Regulation of Manufactured Housing

Date: May 8, 2024

North Star Planning (NSP) staff was recently notified that the state statute regulating manufactured housing, M.R.S.A. Title 30-A, §4358. Regulation of Manufactured Housing, was amended in early 2024 during the last legislative session via L.D. 337. The revised statute requires a municipality to allow a manufactured home anywhere a single-family dwelling unit is allowed (including mobile homes per the statute).

NSP staff has been coordinating with our municipal clients to audit and review their land use ordinances to ensure they are in compliance with the new language set forth in M.R.S.A. Title 30-A, §4358. Regulation of Manufactured Housing. We would be happy to complete the following work for the Ordinance Review Committee and the Town of Naples:

- Audit the Town's Land Use Ordinance in relation to the recently amended M.R.S.A. Title 30-A, §4358. Regulation of Manufactured Housing.
- Provide recommendations for specific ordinance amendments as a result of the ordinance audit.
- Complete redlined and clean documents of the proposed ordinance updates for the Town's consideration.

I have included the amended language under L.D. 337 and the entire Section 4358 as separate documents to accompany this memorandum.