

STATE OF MAINE

—
IN THE YEAR OF OUR LORD
TWO THOUSAND AND THIRTEEN

—
H.P. 605 - L.D. 854

An Act To Clarify When a Manufactured Home Becomes Residential Real Property

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

Sec. 1. 10 MRSA §9001, sub-§1, ¶E, as enacted by PL 2005, c. 678, §3 and affected by §13, is amended to read:

E. As a valued and important component of the housing industry in this State, manufactured housing is recognized as residential property, whether it is real property or personal property, notwithstanding the requirements of Title 29-A, and manufactured housing for which no certificate of title has been issued is considered real property when it has been permanently affixed to real property that is owned by the owner of the manufactured housing.

Sec. 2. 29-A MRSA §602, sub-§9-A is enacted to read:

9-A. Permanently affixed. "Permanently affixed" means, with respect to manufactured housing, placed on a foundation or slab or other form of permanent attachment to the site and connected to conventional and necessary utility systems.

Sec. 3. 29-A MRSA §652, sub-§9, ¶E, as enacted by PL 2005, c. 678, §7 and affected by §13, is amended to read:

E. Permanently affixed to real property that is owned by the owner of the manufactured housing within 30 days of the date of sale.

Sec. 4. 29-A MRSA §708, as enacted by PL 2005, c. 678, §12 and affected by §13, is amended to read:

§708. Manufactured housing

This subchapter applies to perfection of security interests in manufactured housing that is not permanently affixed to real property that is owned by the owner of the manufactured housing.