

Chapter 820: DEFINITIONS

Summary: This chapter defines terms used in the rules relating to manufactured housing communities.

1. Definitions

As used in the board's rules, unless the context otherwise indicates, the following words have the following meanings:

1. **Board.** "Board" means the Manufactured Housing Board as described in 10 MRS §9003.
2. **Central subsurface sewer system.** "Central subsurface sewer system" means a system designed to collect sewage from two or more individual sites and convey it to another area where the sewage is disposed of in a manner approved by the Division of Environmental Health within the Center of Disease Control and Prevention, Department of Health and Human Services. A central subsurface sewer system may consist of more than one cluster in different areas of the community.
3. **Community.** "Community" means a manufactured housing community.
4. **Community water system.** "Community water system" means any water source and system of pipes or other constructed conveyances, structures and facilities through which water is obtained for or sold, furnished or distributed to community residents for human consumption that is regulated by the Division of Environmental Health within the Center of Disease Control and Prevention, Department of Health and Human Services, pursuant to the *Safe Drinking Water Act*, 22 MRS §2611, *et seq.*
5. **Home.** "Home" means a manufactured home as defined herein.
6. **Licensee.** "Licensee" means a manufactured housing community regulated by the Board that holds a current license issued by the Board, or a manufactured housing community, together with its owner, that formerly held a license issued by the Board that has expired or been suspended.
7. **Manufactured home.** "Manufactured home" means:
 - A. A structure constructed prior to June 15, 1976, transportable in one or more sections which is 8 body feet or more in width and is 32 body feet or more in length and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein; and

- B. A structure constructed after June 15, 1976, which the manufacturer certifies is constructed in compliance with the United States Department of Housing and Urban Development (“HUD”) standard, meaning a structure, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width and 40 body feet or more in length or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, including the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban Development and complies with the standards established under the *National Manufactured Housing Construction and Safety Standards Act of 1974*, 42 *United States Code* §5401, *et seq.*
- C. State-certified modular homes, which are those units that the manufacturer certifies are constructed in compliance with the State’s Manufactured Housing Act and regulations, meaning structures, transportable in one or more sections, that are not constructed on a permanent chassis and are designed to be used as dwellings on foundations when connected to required utilities, including the plumbing, heating, air-conditioning or electrical systems contained therein. Such homes may be one story in height with a non-habitable attic space or two habitable stories in height not to exceed 16 feet in width measured at any floor.
8. **Manufactured housing community.** “Manufactured housing community” means a parcel or adjoining parcels of land under single ownership, which has been planned and improved for the placement of three or more manufactured homes as defined in section 7, where at least 50% of the homes must comply with section 7(A) or (B) of this chapter, but shall not include a construction camp or a campground. “Manufactured housing community” is synonymous with “mobile home park” as defined in 10 MRS §9081(2).
9. **Pad.** “Pad” means the area that has been prepared for the placement of a manufactured home.
10. **Potable water.** “Potable water” means water which is satisfactory for drinking, culinary and domestic purposes and meets the requirements of the authority having jurisdiction.
11. **Private Water System.** “Private water system” means any system of pipes or other constructed conveyances, structures and facilities owned or controlled by the manufactured housing community through which water is obtained for or sold, furnished or distributed to community residents for human consumption that is not regulated by the Division of Environmental Health within the Center of Disease Control and Prevention, Department of Health and Human Services, pursuant to the *Safe Drinking Water Act*, 22 MRS §2611, *et seq.*
12. **Proprietor.** “Proprietor” means any person, corporation, firm, partnership, municipality or other entity that conducts, controls, manages or operates any manufactured housing community.

13. **Resident.** “Resident” means a resident of a manufactured housing community.
 14. **Site.** “Site” means the land surrounding and including the pad that is occupied by a resident.
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STATUTORY AUTHORITY: 10 MRSA §9085

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NON-SUBSTANTIVE CORRECTION:

August 6, 1997 - “Rome” corrected to “Home” in Definitions (I).

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November 8, 2003 - filing 2003-400

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