

**MOBILE HOME & TRAILER ORDINANCE
TOWN OF LEBANON, MAINE**

Sec. 1. Definition

The term mobile home "Structure constructed and equipped as a permanent or temporary dwelling place, living abode or sleeping place which is equipped for use as a conveyance on highways notwithstanding that the wheels and other equipment for travel and transfer may be permanently or temporarily removed and the structure placed on a foundation."

*All manufactured housing (outside Mobile Home Parks) must be placed on a permanent foundation, either:

- 1) Full foundation
- 2) Frost walls
- 3) Slab with Full Skirting
- 4) Gravel Pad with Full Skirting.

Sec. 2. Permit

(a) No person, firm or corporation shall move, bring or cause to be brought into the Town of Lebanon a mobile home without first securing a permit to do so from the Code Enforcement Officer of the Town of Lebanon.

(b) Said person, firm or corporation shall make application to the Code Enforcement Officer for either temporary or permanent permit.

(c) Said application shall state the name of the owner of the mobile home, its make, serial number, length, width, color and any other pertinent identification information.

(d) Said application shall further state the location in the Town where the mobile home will be placed and if the owner of the land is other than the owner of the mobile home, the owner of the land shall in writing give his permission.

(e) Lift State Law for paying taxes before moving a Mobile Home. REFER to Sec. 5 Removal.

Sec. 3. Temporary Permit

Subject to the provisions of Section 2 hereof, the Code Enforcement Officer may grant a temporary permit for a period of not more than 90 days provided that the application for said permit clearly indicates that the use of said mobile home is for temporary purposes; not to exceed ninety days. Said permit shall automatically expire on the date set forth on the temporary permit but nothing contained herein shall prevent the owner from receiving a permanent permit upon meeting the requirements for a permanent permit.

Sec. 4. Permanent Permit

Subject to the provisions of Section 2 hereof, the Code Enforcement Officer may grant a permanent permit, provided, however, that the applicant shall first have a fireproof metal skirting around the entire perimeter of said mobile home and shall extend from bottom of mobile home to the ground, and subject to the following:

(a) Each lot or parcel of land upon which a mobile home is to be permanently placed must contain two (2) acres.

(b) Said mobile home shall enclose an area not less than four hundred (400) square feet on the ground floor.

(c) Said mobile home shall be placed at least fifty (50) feet distance from front boundary line of lot and shall be placed at least twenty-five (25) feet from each of the property lines.

(d) All electrical, plumbing and sewer installations must comply with the applicable state and local laws and codes.

Installation of skirting shall be done within ninety (90) days of placement on Mobile Home on lot and shall be effective on all Mobile Homes that have been placed in the Town of Lebanon since August 27, 1973, as well as those in the future. An extension of time may be granted by the Building Inspector if weather conditions are unfavorable.

Sec. 5. Removal

No mobile home shall be moved or removed from the location designated in the temporary or permanent permit, to another location within the Town without first securing a new permit from the Building Inspector. All of the pertinent provisions of this ordinance relating to the application for and granting of a new permit. No mobile home shall be moved unless mover has a written certificate from the tax collector from which the mobile home is being moved, identifying the mobile home and stating that all taxes are paid

Sec. 6. Replacement

Any owner of a mobile home who has a lawful permit by the Building Inspector and who desires to replace said mobile homes with another mobile home shall file an application for this purpose with the Building Inspector. All of the pertinent provisions of this ordinance relating to the application for and granting of a permit shall apply to the application for and granting of the replacement permit.

Sec. 7. Enforcement

(a) It shall be the duty of the Building Inspector to enforce all laws relating to the Mobile Home-Trailer Ordinance.

(b) The oversight or neglect of duty on the part of the Building Inspector shall not legalize any violation of this ordinance.

Sec. 8. Board of Appeals

(a) There is hereby created the Board of Appeals. Said Board shall consist of three members and one alternate member to be appointed by the Selectmen, terms of regular members to be one, two and three years, and the alternate member to be appointed for a three year term.

(b) The Board of Appeals after public hearing may: -

1. By majority vote of the Board confirm, reverse, or modify the decision of the Building Inspector.
2. Permit exceptions and variations in specific cases so as to grant reasonable use of property where necessary to avoid unnecessary hardship, and without substantially departing from the intent of this ordinance. Granting of such exemptions and variation require a majority vote of the Board.

(c) Appeal. Any person, firm or corporation aggrieved by the decision of the Inspector, may appeal such decision to the Board of Appeals. The Board shall within ten days after receipt of appeal set a date and post notice of time and place for a public hearing, and shall in writing give notice of said public hearing and its date, time and place at least seven (7) days prior thereto, to the appellant and the owners of all property within five hundred (500) feet of the proposed location set forth in the application. Notice shall be deemed sufficient if sent to the owners at the addresses appearing in the tax assessment records of the Town.

Sec. 9. Exclusions

The provisions of this ordinance shall not apply to mobile homes or trailers which:

(a) were located in the Town of Lebanon prior to effective date of the ordinance. However, upon replacement or transfer to another location all of the provisions of this ordinance shall become applicable.

(b) are used as travel or sport trailers, and are not occupied as dwellings, and are located in the Town of Lebanon, for storage purposes only.

(c) are to be located in a Mobile Home Park.

Sec. 10. State of Maine Seal; HUD Requirements

To only accept Mobile Homes with the State of Maine Seal or that they have the Housing and Urban Development Requirements, for placement on any lot in Lebanon.

Sec. 11. Roofs over Mobile Home

Any roof to be built over an existing Mobile Home must be supported by "to ground" external supports. (Not subject to exclusions under Sec. 9)

Historical Note: This ordinance was originally adopted by Town Meeting vote on August 27, 1973.

Amendments adopted on March 12, 1977 and March 11, 1978 have been incorporated into the text.

** Amendment adopted on March 9, 1986 by Town Meeting vote.*

State Law Reference: As to power of municipality to regulate buildings and trailers see 30 M.R.S.A. 2151(4).

As to State Seal of Approval of Industrialized Housing see 30 M.R.S.A. §4771 at seq.

State Bureau of Taxation Bulletin: Taxation of Mobile Homes #6.

State Bureau of Taxation Bulletin: Movement of Mobile Homes #9.