



MAHC 5.9.25

blue=voted by committee; green=upcoming public hearing; orange=upcoming work session;

red=dead

Voting key:

OTP=Ought to Pass

OTPA=Ought to pass as amendment.

ONTP=Ought Not to Pass

Bill	Sponsors	Title	Last Action	Latest Version
LD 128	Teresa Pierce	<p>SP 57, An Act To Support Permitting Of Certain Multifamily Housing Developments Under The Site Location Of Development Laws</p> <p>This bill amends the definition of "subdivision" for purposes of the site location of development laws to allow lots that include detached residential housing designed to accommodate up to 4 families, including accessory dwelling units, instead of just single-family housing. This bill also specifies that rules made by the Board of Environmental Protection to permit, by rule, any class of activities that would otherwise require individual issuance of a permit or approval by the board are routine technical rules.</p>	legislature, May 6, 2025: Work Session Held - TABLED	Bill Text LD 128, SP 57
LD 146	Margaret Rotundo Richard Bennett Matthea Daughtry	<p>SP 82, An Act To Increase The Maximum Amount Of The Historic Property Rehabilitation Tax Credit That May Be Taken In A Year</p> <p>This bill changes the maximum tax credit allowed for certified historic structure rehabilitation projects for the first 2 years in which a credit may be claimed. It changes the maximum from \$5,000,000 in each of the first 2 years to \$10,000,000 total across the first 2 years combined. It makes no changes to the \$5,000,000 maximum tax credit allowed in subsequent years. This change applies to tax years beginning on or after January 1, 2025.</p>	OTPA (8)/ONT (5)	Bill Text LD 146, SP 82
LD 161	John Ducharme Richard Bennett Russell Black	<p>HP 94, Resolve, Directing The Department Of Agriculture, Conservation And Forestry To Convene A Stakeholder Group Tasked With A Comprehensive Overhaul And Modernization Of The State Subdivision Laws</p> <p>This resolve requires the Department of Agriculture, Conservation and Forestry to convene a stakeholder group to review and make</p>	legislature, May 6, 2025: Work Session (Cross Building, Room 206)	Bill Text LD 161, HP 94

		recommendations concerning a comprehensive overhaul and modernization of the subdivision laws in the Maine Revised Statutes, Title 12, chapter 206-A; Title 30-A, chapter 187, subchapter 4; and Title 38, chapter 3, subchapter 1, article 6. The resolve lists the minimum membership requirements for the stakeholder group. The department is required to submit a report to the joint standing committees of the Legislature having jurisdiction over subdivision review matters under those laws by December 3, 2025 and those committees may report out legislation related to that report to the Second Regular Session of the 132nd Legislature.		
LD 255	Joseph Baldacci Jill Duson Nicole Grohoski	<p>SP 122, An Act To Support Mobile Home Residents In Purchasing Their Mobile Home Parks</p> <p>This bill provides one-time funding for the manufactured and mobile home park preservation and assistance program.</p>	legislature, Apr 22, 2025: Work Session Held	Bill Text LD 255, SP 122
LD 365	Glenn Curry	<p>SP 157, An Act To Respond To The Housing Affordability And Accessibility Crisis In Maine</p> <p>This bill is a concept draft pursuant to Joint Rule 208. This bill proposes to amend the law to address housing affordability and accessibility issues.</p>	Senate, Mar 21, 2025: CARRIED OVER, in the same posture, to the next special or regular session of the 132nd Legislature, pursuant to Joint Order SP 519.	Bill Text LD 365, SP 157
LD 483	Ryan Fecteau	<p>HP 312, An Act To Authorize A General Fund Bond Issue To Secure Prosperity For Maine Families And Businesses</p> <p>The funds provided by this bond issue, in the amount of \$300,000,000, will be used to support the State's tax credit for affordable housing and the Maine State Housing Authority's rural affordable housing rental program and first-time homebuyer program, create child care-public school partnerships for children up to 4 years of age and child care- private industry partnerships and expand residential public water and public sewer systems.</p>	legislature, Apr 9, 2025: Public Hearing (State House, Room 228)	Bill Text LD 483, HP 312
LD 546	Traci Gere Mark Blier Richard Bradstreet	<p>HP 365, Resolve, To Require The Preparation Of Preapproved Building Types</p> <p>This resolve directs the Department of Agriculture, Conservation and Forestry, Bureau of Resource Information and Land Use Planning to contract with an appropriate consultant to establish a set of building types that municipalities may adopt as preapproved building types in order to reduce the cost and time associated with processing building permit applications. It requires the consultant to ensure</p>	OTPA	Bill Text LD 546, HP 365

		that each preapproved building type can be developed to ensure that rent for affordable units does not exceed 30% of the median income in the county where the building will be located, and it requires the consultant to seek input from a postsecondary institution in the State with a program that uses new technologies to produce materials and develop building methods designed to make housing more efficient and affordable. The resolve also requires the bureau to submit a report no later than November 4, 2026 to the joint standing committee of the Legislature having jurisdiction over housing matters. The joint standing committee may report out legislation relating to the subject matter of the report to the First Regular Session of the 133rd Legislature.		
LD 554	Cameron Reny Donna Bailey Glenn Curry	<p>SP 211, An Act To Encourage Resident-Owned Communities And Cooperatives And Preserve Affordable Housing Through Tax Credits</p> <p>This bill does the following to support resident-owned communities and cooperatives. 1. It excludes from state income tax the amount of gain, up to a maximum of \$750,000, recognized by a taxpayer in transferring the business to a consumer cooperative or cooperative affordable housing corporation. 2. It specifies the policy objective and the performance measures that the Office of Program Evaluation and Government Accountability, the Government Oversight Committee and the joint standing committee of the Legislature having jurisdiction over taxation matters must consider in developing evaluation parameters to perform the review of the tax deductions provided under the bill as required by the Maine Revised Statutes, Title 3, chapter 37.</p>	OTPA	Bill Text LD 554, SP 211
LD 641	Marc Malon Donna Bailey Melanie Sachs	<p>HP 409, An Act To Support Diversion Efforts To Address Homelessness In Maine</p> <p>This bill provides one-time funds in fiscal year 2025-26 and fiscal year 2026-27 only 14 for the Housing Problem Solving Program.</p>	OTPA (10)/ONTP (2)	Bill Text LD 641, HP 409
LD 690	Teresa Pierce Richard Bennett Kristen Cloutier	<p>SP 307, An Act To Authorize A General Fund Bond Issue To Provide Funding For Affordable And Low-Income Housing Programs</p> <p>The funds provided by this bond issue, in the amount of \$100,000,000, will be used to support the Maine State Housing Authority's programs for rural rentals, the low-income housing tax credit, affordable homeownership and home repairs, with 20% of the funding provided to the rural affordable housing rental program, the low-income housing tax credit program and the affordable homeownership program made</p>	legislature, Apr 9, 2025: Public Hearing (State House, Room 228)	Bill Text LD 690, SP 307

		available for projects using or involving modular construction.		
LD 698	Rachel Talbot Ross Glenn Curry Matthea Daughtry	SP 315, An Act To Sustain Emergency Homeless Shelters In Maine This bill provides ongoing funds to support emergency homeless shelters in the State.	OTPA/ONTP	Bill Text LD 698, SP 315
LD 731	Grayson Lookner Poppy Arford Joseph Baldacci	HP 473, An Act To Prohibit Municipalities From Barring The Creation Of Homeless Shelters This bill prohibits municipalities from enacting or enforcing ordinances that prohibit the creation or operation of a homeless shelter.	legislature, Apr 28, 2025: Voted - OTP-AM	Bill Text LD 731, HP 473
LD 746	Gary Friedmann Ryan Fecteau D. Ray	HP 488, An Act To Authorize A Local Option Sales Tax On Short-Term Lodging To Fund Municipalities And Affordable Housing This bill allows a municipality to impose a local option sales tax of 2% on short-term lodging that is subject to the state sales tax if approved by referendum of the voters in that municipality. Ten percent of the revenue from the local option sales tax must be transferred to the Maine State Housing Authority to be used to provide subsidies through the rural affordable rental housing program or through another program that supports the development of affordable housing in rural communities and the balance distributed to the municipality imposing the local option sales tax.	OTPA(8) /ONTP(4)	Bill Text LD 746, HP 488
LD 847	Cheryl Golek Richard Bennett Flavia Debrito	HP 533, An Act To Prohibit Housing Discrimination This bill makes it a form of housing discrimination under the Maine Human Rights Act to refuse to rent or negotiate for the rental of a housing accommodation because of a person's source of money or other income. The bill also establishes, as a form of housing discrimination, assessing a person's ability to pay the entire rental amount when a portion of the rent is subsidized through federal, state or local housing assistance. In addition to any civil remedies available under the fair housing laws, a person aggrieved by a violation of these provisions is entitled to private remedies as an unfair trade practice as well as a monetary penalty of \$1,000 or actual damages, whichever is greater. These provisions take effect January 1, 2026.	legislature, Mar 28, 2025: Work Session Reconsidered - TABLED	Bill Text LD 847, HP 533
LD 870	William Bridgeo Richard Bennett	HP 556, An Act Regarding The Membership Of The Maine Land Use Planning Commission This bill amends the membership of the Maine Land Use Planning Commission by increasing the	OTPA(7) /ONTP (5)	Bill Text LD 870, HP 556

	Stacy Brenner	number of members from 9 to 13, with the Governor appointing the additional members. The bill also adds qualifications to be considered by the Governor and boards of county commissioners when appointing members to the commission and provides a membership term limit of 2 consecutive 4-year terms. The bill also requires the Secretary of State to include information about the members of the commission in its annual report on board appointments, including information on the date of expiration of the term of each member and the authority responsible for appointments or reappointments		
LD 901	Joseph Baldacci Ambureen Rana Amy Roeder	<p>SP 390, Resolve, Directing The Maine State Housing Authority To Negotiate For The Purchase Of Or Acquire By Eminent Domain The Land And Buildings Commonly Known As The Bangor Mall</p> <p>26 This resolve requires the Maine State Housing Authority to enter into negotiations to 27 purchase the land and buildings located in the City of Bangor commonly known as the 28 Bangor Mall. If, within 12 months of the effective date of this resolve, a purchase and sale 29 agreement, or other contract for the purchase of the Bangor Mall has not been executed by 30 all necessary parties, the Maine State Housing Authority is required to exercise its right of 31 eminent domain to acquire the Bangor Mall. Within 6 months of acquiring the Bangor 32 Mall, the Maine State Housing Authority is required to submit a report to the joint standing 33 committee of the Legislature having jurisdiction over housing matters detailing the costs 34 of converting the Bangor Mall into affordable housing units and proposing legislation to 35 create the Bangor Mall Housing Authority. The area of operation of the Bangor Mall 36 Housing Authority must be limited to the area of property conveyed to or taken by the 37 Maine State Housing Authority under this resolve, and the area of operation of any 38 municipal housing authority in the City of Bangor excludes this area. The resolve 39 appropriates \$25,000,000 to the Maine State Housing Authority for the purchase and 40 improvement of the Bangor Mall.</p>	OTPA (9)/ONTP (3)	Bill Text LD 901, SP 390
LD 916	Traci Gere	<p>HP 581, An Act To Promote Investment In Housing</p> <p>This bill is a concept draft pursuant to Joint Rule 208. This bill proposes to promote investment in the development of housing in this State by offering tax abatements to corporate entities that</p>	House, Mar 21, 2025: Carried over, in the same posture, to the next special or regular session of the 132nd Legislature, pursuant to Joint Order SP 519.	Bill Text LD 916, HP 581

		donate to community development financial institutions that support housing development in this State.		
LD 945	Melanie Sachs Amanda Collamore John Ducharme	<p>HP 610, An Act To Amend The Laws Governing The Powers And Responsibilities Of The Maine Redevelopment Land Bank Authority</p> <p>This bill amends the laws governing the powers of the Maine Redevelopment Land Bank Authority by providing the redevelopment authority with powers possessed by a corporation and changes its ability to acquire property by removing the requirement of needing an agreement with a public entity, changes its authority to enter into an agreement with a federal agency and allows it to enter into an agreement with a private party, which, if the agreement is for the acquisition of property, to have the consent of the municipality in which the property is located or, if the property is located in an unorganized or deorganized township of the State, the consent of the Maine Land Use Planning Commission. The bill also removes the requirement of the redevelopment authority to use the best practices adopted by the Development Ready Advisory Committee when providing assistance to entities in the State engaged in redevelopment activities.</p>	OTPA – passed	Bill Text LD 945, HP 610
LD 949	Cheryl Golek Amy Arata Richard Bennett	<p>HP 614, An Act To Clarify Licensing Jurisdiction For Manufactured Housing Communities</p> <p>This bill requires a municipality to accept a license issued by the Manufactured Housing Board as evidence a manufactured housing community meets all requirements to operate. The bill provides that a municipality may not charge any additional fees for a manufactured housing community to operate. The bill also provides that a municipality may not charge a fee for any type of permit for manufactured housing if the manufactured housing or the installation thereof is governed by rules of the United States Department of Housing and Urban Development or the Manufactured Housing Board.</p>	legislature, Apr 29, 2025: Voted - OTP-AM	Bill Text LD 949, HP 614
LD 970	Marc Malon Richard Bennett Amanda Collamore	<p>HP 630, An Act To Prioritize Affordable Housing By Expediting Reviews For Affordable Housing Projects Applying For Funding From The Maine State Housing Authority</p> <p>This bill provides time frames within which a municipal licensing authority and the Department of Environmental Protection must make decisions on permit applications for the construction of affordable housing for which funding or credits from the Maine State Housing Authority are being sought. Under the bill, a municipal licensing</p>	legislature, May 6, 2025: Work Session Held - TABLED	Bill Text LD 970, HP 630

		<p>authority must provide notice to an applicant as to the completeness of the application within 30 days after receipt. If no notice is provided to the applicant, the application is considered complete. Once the application is complete, the municipality must approve or disapprove the application within 120 days. Further, the bill requires the Department of Environmental Protection to approve or disapprove site location of development permits for such affordable housing construction within 30 days after receipt of the permit application.</p>		
LD 997	Marc Malon Ryan Fecteau Cheryl Golek	<p>HP 644, An Act To Allow Residential Use Development In Commercial Districts</p> <p>This bill prohibits a municipality from disallowing a residential use on a lot solely because the lot is zoned for commercial use.</p> <p>Work Session • Housing and Economic Development</p> <p>May 09, 2025 10:00am Cross Building, Room 206</p>	legislature, May 9, 2025: Work Session (Cross Building, Room 206)	Bill Text LD 997, HP 644
LD 1005	Grayson Lookner Mark Blier Glenn Curry	<p>HP 652, An Act To Allow Municipal Fire Departments With Trained Personnel To Conduct Sprinkler Plan Reviews</p> <p>This bill allows a municipal fire department to conduct a sprinkler plan review if the municipal employee conducting the review is certified as a plan reviewer by the National Fire Protection Association and the municipal fire department establishes a review process that includes a thorough evaluation of a plan to ensure compliance with all applicable codes and standards.</p> <p>Work Session • Criminal Justice and Public Safety</p> <p>May 14, 2025 01:00pm State House, Room 436</p>	legislature, Apr 16, 2025: Work Session Held - TABLED	Bill Text LD 1005, HP 652
LD 1016	Cameron Reny	<p>SP 433, An Act To Establish The Manufactured Housing Community And Mobile Home Park Preservation And Assistance Fund</p> <p>This bill creates the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund to be administered by the Maine State Housing Authority. The fund's purpose is to support ownership of manufactured housing communities and mobile home parks by owners of manufactured homes and mobile homes. To support the fund, the bill creates a fee to be paid by certain buyers of manufactured housing communities and mobile home parks equal to \$50,000 for each manufactured housing</p>	legislature, Apr 22, 2025: Work Session Held	Bill Text LD 1016, SP 433

		community lot or mobile home park lot in the community or park.		
LD 1036	Ambureen Rana Poppy Arford Joseph Baldacci	<p>HP 665, An Act To Protect Recipients Of Public Assistance From Housing Discrimination</p> <p>This bill makes it unlawful to discriminate, in housing or public accommodation, against an individual because of the individual's receipt of public assistance in the same manner as it is unlawful to discriminate against other protected classes. The bill defines "status as a recipient of federal, state or local public assistance" as an individual's status as having federal, state or local public assistance as a source of income, including medical assistance and housing subsidies and the individual's having to meet any requirements for the individual to use the income.</p>	legislature, May 6, 2025: Public Hearing (Cross Building, Room 206)	Bill Text LD 1036, HP 665
LD 1041	Grayson Lookner Richard Campbell Deqa Dhalac	<p>HP 670, An Act To Preserve Affordability In Publicly Assisted Housing Developments</p> <p>This bill amends the notice an owner of an affordable rental housing property is required to provide when the limitation of the rent amount an owner may charge or the income a person or family needs to qualify to rent in an affordable housing development is likely to end, whether due to sale or transfer of the property, termination of state or federal financial assistance or other action taken by the owner. The notice requirements for the end of the limitation due to the termination of federal and state financial assistance is set at 2 years prior to the end of the financial assistance, or November 30, 2025 if the financial assistance will end in less than 2 years from the effective date of this legislation. The notice requirement for any other termination of the limitation remains at 90 days. The bill makes other changes to the Maine Revised Statutes, Title 30-A, subchapter 12 to adjust for the amended language.</p> <p>Work Session • Housing and Economic Development</p> <p>May 09, 2025 10:00am Cross Building, Room 206</p>	legislature, May 9, 2025: Work Session (Cross Building, Room 206)	Bill Text LD 1041, HP 670
LD 1066	Susan Bernard John Ducharme Tracy Quint	<p>SP 450, An Act Regarding Limits On Municipal General Assistance Programs</p> <p>This bill amends the provisions regarding municipal general assistance by: 1. Reducing housing assistance from 9 months to 3 months within a 12-month period except for temporary housing or emergency shelter; 2. Expanding the circumstances in which maximum levels of assistance may not be exceeded for an applicant</p>	legislature, May 15, 2025: Work Session (Cross Building, Room 209)	Bill Text LD 1066, SP 450

		<p>household for more than 30 days in a 12-month period; 3. Increasing the period of ineligibility for an applicant who quits work or is discharged from employment due to misconduct from 120 to 180 days; and 4. Requiring municipalities to require an otherwise eligible person who is capable of working to perform work for the municipality or a participating nonprofit as a condition of receiving general assistance.</p> <p>Work Session • Health and Human Services</p> <p>May 15, 2025 01:00pm</p> <p>Cross Building, Room 209</p>		
LD 1082	Ryan Fecteau Matthea Daughtry Victoria Doudera	<p>HP 704, An Act To Invest In Maine's Families And Workforce By Amending The Real Estate Transfer Tax</p> <p>This bill exempts from the real estate transfer tax home buyers who use the Maine State Housing Authority's first-time home-buyer mortgage loan programs. It also increases the real estate transfer tax from \$2.20 to \$5 per \$500 for real estate sales over \$1,000,000. The bill directs the distribution of revenue derived from the tax collected on the transfer of property by deed, which is part of the real estate transfer tax, as follows: 1. The amount necessary and sufficient to meet bond obligations under the Maine Energy, Housing and Economic Recovery Program, distributed to the program; 2. Seventeen percent of that remaining balance, distributed to the Housing First Fund; 3. Fifteen percent of that remaining balance, distributed to the Housing Opportunities for Maine Fund; 4. Sixty percent of that remaining balance, distributed to the State's affordable housing income tax credit program and the Maine State Housing Authority's rural affordable rental program and affordable homeownership program; and 5. The remaining balance distributed to the General Fund. This bill also removes, beginning in fiscal year 2026-27, the requirement that 25% of Housing Opportunities for Maine Fund funds be used for housing production.</p>	OTPA "A" (11)/ OTPA "B" (2)	Bill Text LD 1082, HP 704
LD 1143	James Libby Nathan Wadsworth	<p>SP 474, An Act To Update Language On Setback Variances For Single-Family Dwellings And Variances From Dimensional Standards</p> <p>This bill changes references to a single-family dwelling in the law regarding setback variances to a dwelling. It also changes the law governing variances from dimensional standards to allow a variance when there is a practical difficulty and the property is not wholly located within a shoreland area.</p>	legislature, May 9, 2025: Work Session (Cross Building, Room 206)	Bill Text LD 1143, SP 474

		Work Session • Housing and Economic Development May 09, 2025 10:00am Cross Building, Room 206		
LD 1145	Timothy Nangle Joseph Baldacci Cameron Reny	SP 477, An Act To Protect Residents Living In Mobile Home Parks <p>This bill gives a group of mobile home owners or a mobile home owners' association the right of first refusal to purchase a mobile home park that the owner of the mobile home park intends to sell. It requires an owner who intends to make a change in use of the mobile home park to provide notice to owners of mobile homes in the park. It also requires the mobile home park owner, at the mobile home park owner's expense, to facilitate the relocation of the mobile homes in the park within a 25-mile radius.</p> Work Session • Housing and Economic Development May 09, 2025 10:00am Cross Building, Room 206	legislature, May 9, 2025: Work Session (Cross Building, Room 206)	Bill Text LD 1145, SP 477
LD 1208	Glenn Curry Richard Bennett Amanda Collamore	SP 497, An Act To Amend The Statutory Balance Limit On The Finance Authority Of Maine's Loan Insurance Reserves For General Fund Transfers <p>This bill increases the combined amount that the Finance Authority of Maine may have in its Loan Insurance Reserve and Finance Authority of Maine Mortgage Insurance Fund from \$50,000,000 to \$65,000,000 and still receive a statutory transfer from the General Fund. Below this amount, a transfer of up to \$1,000,000 from the unappropriated surplus of the General Fund is allowed under certain circumstances.</p>	legislature, Apr 3, 2025: Voted - OTP	Bill Text LD 1208, SP 497
LD 1238	Marshall Archer Richard Bradstreet Traci Gere	HP 813, An Act To Establish A Small-Cap Loan Guarantee Program For Affordable Housing Investments <p>This bill creates the Small-cap Loan Guarantee Program, through which the State provides loan guarantees to investors and developers for small-cap projects. A small-cap project is an affordable housing or low-income housing construction or rehabilitation project with a value of \$1,000,000 or less. Under the bill, affordable housing is housing that is affordable to a household with an income at or below 80% of the area median income, as defined by the United States Department of Housing and Urban Development, and low-income housing is housing specifically designed to serve a household with an income at or below 60% of the area median income, as defined by the United States Department of</p>	legislature, Apr 29, 2025: Voted - ONTP	Bill Text LD 1238, HP 813

		Housing and Urban Development. The program is administered by the Maine State Housing Authority or an organization contracted by the Maine State Housing Authority to administer the program and funded by application fees based upon the amount and risk assessed of each loan guaranteed by the program.		
LD 1247	Traci Gere Daniel Ankeles Cassie Julia	<p>HP 822, An Act To Restrict Municipal Ordinance Requirements Regarding Housing Developments</p> <p>This bill provides restrictions on municipal ordinance requirements related to minimum lot size in areas where water and sewer infrastructure are available. For a housing development that is served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system and that is located in an area in which dwelling units are allowed, a municipality must allow a dwelling unit on a lot with a minimum size of 5,000 square feet. The bill also provides limits to ordinance provisions relating to lot coverage, road frontage and setback requirements.</p> <p>Work Session • Housing and Economic Development</p> <p>May 09, 2025 10:00am Cross Building, Room 206</p>	legislature, May 9, 2025: Work Session (Cross Building, Room 206)	Bill Text LD 1247, HP 822
LD 1272	Ryan Fecteau Cassie Julia Christopher Kessler	<p>HP 847, An Act To Address The Housing Crisis By Reducing Barriers To Building More Accessory Dwelling Units</p> <p>This bill allows up to 4 either single-family, duplex, triplex or accessory dwelling units on a single lot. The bill exempts only the first accessory dwelling unit on a lot from municipal housing density requirements. It prohibits a municipality from adopting an ordinance or other restriction that requires the owner of the lot to reside in one of the units on the lot. It prohibits a municipality from adopting an ordinance or other restriction that requires a fire sprinkler system to be installed in certain accessory dwelling units. It amends the definition of "subdivision" from a division of a tract or parcel of land into 3 or more lots to a division of a tract or parcel of land into 5 or more lots. It clarifies that an accessory dwelling unit that otherwise complies with applicable state and local zoning requirements must be allowed on a nonconforming lot as long as the accessory dwelling unit does not further increase the nonconformity.</p> <p>Work Session • Housing and Economic Development</p>	legislature, May 9, 2025: Work Session (Cross Building, Room 206)	Bill Text LD 1272, HP 847

		May 09, 2025 10:00am Cross Building, Room 206		
LD 1287	Matthea Daughtry Mana Abdi Richard Bennett	SP 516, An Act To Support Workforce Development By Establishing The Housing Stability Fund This bill establishes the Housing Stability Support Program and the Housing Stability Fund within the Maine State Housing Authority. The Maine State Housing Authority is required to delegate administration of the program to one or more of the following: a designated community action agency as described by the Maine Revised Statutes, Title 22, section 5324; a municipal housing authority; or any other qualified entity as determined by the Maine State Housing Authority. The program provides rental assistance, paid directly to a landlord, for tenants with household incomes of less than 30% of the median income for the area at the time of application for assistance, except when the assistance payment is for a security deposit required for a new lease or rental agreement. Rental assistance paid through the program may not exceed \$300 per month. The maximum amount of total assistance per household is \$3,000. The bill provides for an ongoing appropriation of \$1,900,000 annually to support the purposes of the program.	legislature, May 1, 2025: Voted - OTP-AM	Bill Text LD 1287, SP 516
LD 1328	Laurie Osher Anne Beebe-Center Cheryl Golek	HP 863, An Act To Create Housing And Recovery Services For Lgbtqia+ Individuals This bill requires the Maine State Housing Authority to contract for the operation of at least 3 certified recovery residences that are led and governed by people in recovery from substance use disorder that identify as LGBTQIA+ and provide services to LGBTQIA+ individuals recovering from substance use disorder and other individuals recovering from substance use disorder, regardless of sexual orientation or gender identity, that meet the criteria established by the Maine State Housing Authority. The bill establishes requirements based on population for the location of the contracted certified recovery residences and staffing requirements and establishes the LGBTQIA+ Recovery Residence Fund within the Maine State Housing Authority.	legislature, May 6, 2025: Public Hearing (Cross Building, Room 206)	Bill Text LD 1328, HP 863
LD 1385	Traci Gere Daniel Ankeles Richard Bennett	HP 907, An Act To Consider Municipalities Meeting Regional Housing Goals In Awarding Transportation Grants This bill requires the Department of Transportation to consider a municipality's past actions and future plans toward meeting regional	legislature, Apr 25, 2025: Public Hearing (Cross Building, Room 206)	Bill Text LD 1385, HP 907

		housing production goals when considering the award of discretionary grants.		
LD 1396	Tiffany Roberts John Ducharme Tavis Hasenfus	<p>HP 918, An Act To Amend Maine's Municipal Subdivision Standards To Increase The Number Of Dwelling Units On Or Divisions Of A Tract Of Land Before The Tract Is Considered A Subdivision</p> <p>This bill amends the definition of "subdivision" within the land use planning laws governing subdivisions to exclude from the definition the creation of up to 4 lots or dwelling units on a parcel of land. The bill provides that the addition or creation of an attached or unattached accessory dwelling unit does not constitute a lot. The bill also amends the exception to the subdivision law for a division of a new or existing structure into 3 or more dwelling units by allowing the creation of any number of dwelling units, whether by creation of a condominium or through redevelopment of the interior of the structure.</p>	legislature, May 6, 2025: Work Session (Cross Building, Room 206)	Bill Text LD 1396 , HP 918
LD 1419	Richard Bennett Bruce Bickford Mark Blier	<p>SP 575, An Act To Provide A Sales Tax Exemption For Housing Constructed Off-Site Similar To That For On-Site Construction</p> <p>Current law provides a sales tax exemption for sales of new manufactured housing for all costs, excluding materials, included in the sale price, but only to a maximum of 50% of the sale price. This bill changes that exemption to 75% of the sale price to reflect the exemption for housing built on the site of its location.</p>	legislature, Apr 30, 2025: Voted - OTP-AM	Bill Text LD 1419 , SP 575
LD 1424	Matthea Daughtry Richard Bennett Glenn Curry	<p>SP 580, An Act To Authorize A General Fund Bond Issue For Investment In Workforce Housing And Raise Certain Income Eligibility Limits In The Affordable Homeownership Program</p> <p>The funds provided by the bond issue in Part A, in the amount of \$10,000,000, will be used by the Maine State Housing Authority to finance workforce housing in the State's opportunity zones through its Affordable Homeownership Program. Part B directs the Maine State Housing Authority to change the income limit of homebuyers participating in the Affordable Homeownership Program from 120% to 150% of the area median income in all counties outside of Cumberland, Sagadahoc and York. It also allows the authority to require leveraged funds.</p>	legislature, Apr 10, 2025: Public Hearing (State House, Room 228)	Bill Text LD 1424 , SP 580
LD 1476	Lynn Copeland Marshall Archer	HP 968, An Act To Support Maine's Homeless Shelters By Imposing A Fee For Booking Hotels, Short-Term Rentals And Recreational Vehicle Camping Reservations	legislature, May 2, 2025: Public Hearing (Cross Building, Room 206)	Bill Text LD 1476 , HP 968

	Anne Beebe-Center	This bill, beginning January 1, 2026, imposes a \$2 fee on the rental of living quarters in a lodging place or the rental of a recreational vehicle camping site. The revenue from this fee must be credited to the Department of Health and Human Services to fund initiatives that support the operation of homeless shelters in the State.		
LD 1498	Billy Bob Faulkingham Richard Bennett David Boyer	<p>HP 982, An Act To Limit Municipal Impact Fees On Housing Development</p> <p>This bill amends the law that authorizes municipalities to enact ordinances requiring the assessment of impact fees or construction of infrastructure improvements necessary as the result of a development project. The bill requires the municipality to establish a policy document that describes how the municipality determines that a development necessitates an infrastructure improvement and how the developer's share of the cost of that improvement is determined. The policy document must be accessible to the public at the office of the municipality or on the publicly accessible website of the municipality. The bill provides that the developer's share of the cost of infrastructure improvement must be proportionate to the development's use of the infrastructure and only for improvements on land or property that directly abuts the location of the development. The bill also requires that any fees collected for infrastructure improvements must be used by the municipality within 180 days of receipt.</p>	legislature, Apr 29, 2025: Voted - OTP-AM	Bill Text LD 1498, HP 982
LD 1500	Melanie Sachs Aaron Dana Matthea Daughtry	<p>HP 984, An Act To Establish The Maine Community Development Financial Institution Fund To Support Small Businesses, Rural Economic Development And Affordable Housing</p> <p>This bill establishes the Maine Community Development Financial Institution Fund and the Maine Community Development Financial Institution Program within the Department of Economic and Community Development. The program will provide loans and grants to community development financial institutions to provide financing to underserved communities in Maine. The bill also requires a \$500,000 transfer from the unappropriated surplus of the General Fund to the fund.</p>	legislature, May 8, 2025: Work Session (Cross Building, Room 206)	Bill Text LD 1500, HP 984
LD 1534	Donna Bailey Traci Gere Cheryl Golek	<p>SP 618, An Act Enabling Municipalities To Protect Tenants And Stabilize Rents</p> <p>This bill permits a municipality to adopt an ordinance or bylaw; to amend or adopt a charter provision; or to adopt pursuant to a referendum</p>	legislature, May 1, 2025: Voted - ONTP	Bill Text LD 1534, SP 618

		rent increase limits and eviction protections. It requires such a municipality to submit an annual report to the Maine State Housing Authority and the Maine Office of Community Affairs. The bill establishes that a violation of the requirements established in the bill is an unfair method of competition or an unfair or deception act or practice pursuant to the Maine Unfair Trade Practices Act.		
LD 1657	Amy Kuhn Daniel Ankeles Traci Gere	HP 1098, An Act To Expand The Use Of Tax Increment Revenue For Affordable Housing By Adding Authorized Project Costs This bill expands the use of tax increment revenue for affordable housing by adding authorized project costs, including costs for the development, sale, purchase, financial support and operation of affordable housing and for the creation, maintenance and administration of a municipal loan or grant program to provide assistance to qualifying purchasers of affordable housing.	legislature, May 8, 2025: Voted - Divided Report	Bill Text LD 1657, HP 1098
LD 1751	Tiffany Roberts Richard Bennett Richard Bradstreet	HP 1169, An Act To Improve The Growth Management Program Laws This bill makes changes to the laws governing municipal growth management programs by updating terminology and growth management program elements and procedures and requiring needs assessment, the addressing of local goals and a future land use plan as part of the comprehensive plan. The bill also clarifies the required components of future land use plans.	legislature, May 8, 2025: Public Hearing (Cross Building, Room 206)	Bill Text LD 1751, HP 1169
LD 1755	Laura Supica Mark Blier Glenn Curry	HP 1173, An Act To Increase The Maine Historic Property Rehabilitation Tax Credit In Rural Areas This bill increases the historic properties tax credit available to eligible projects that are located in rural areas in this State and contain a housing component. The changes in the bill apply to tax years beginning on or after January 1, 2024.	legislature, May 8, 2025: Public Hearing (State House, Room 127)	Bill Text LD 1755, HP 1173
LD 1765	Cassie Julia Poppy Arford Flavia Debrito	HP 1184, An Act To Ensure Affordability And Stability In Housing For Mobile Home Park Residents This bill establishes limits on increases in rent and fees imposed by a mobile home park owner or operator on tenants of the mobile home park. Under the bill, a mobile home park owner or operator is prohibited from increasing rent or fees more than once in a 12-month period and must limit those increases to no more than 5% of current fees or rent. Under the bill, rent or fee increases must be necessary to cover actual costs	legislature, May 2, 2025: Public Hearing (Cross Building, Room 206)	Bill Text LD 1765, HP 1184

		incurred by the mobile home park owner or operator for operational costs and maintenance expenses. The bill also requires a mobile home park owner or operator to provide notice of rent and fee increases to tenants by certified mail and to submit an annual affidavit to the municipality stating that any increase in rent or fees was in compliance with all limitations and notice requirements.		
LD 1783	Suzanne Salisbury Gary Friedmann Anne-Marie Mastraccio	<p>HP 1194, An Act To Clarify Municipal Affordable Housing Tax Increment Financing</p> <p>This bill makes changes to the laws governing municipal affordable housing development districts, including the following. 1. It amends the law regarding the duration of affordable housing development programs. 2. It changes the costs related to public safety improvements that are considered authorized project costs. 3. It provides for the retention or return of tax increment revenues remaining in an affordable housing development fund on the date a development district ends. 4. It authorizes a legislative body of a municipality to delegate to a municipal officer a reporting requirement.</p> <p>Work Session • Taxation</p> <p>May 13, 2025 01:00pm State House, Room 127</p>	legislature, Apr 30, 2025: Public Hearing (State House, Room 127)	Bill Text LD 1783, HP 1194
LD 1806	Ambureen Rana Poppy Arford Matthea Daughtry	<p>HP 1207, An Act To Create A Residential Rental Unit Registry</p> <p>This bill creates a residential rental unit registry administered by the Secretary of State in which all residential rental property owners in the State must register all residential rental units except for units provided as subsidized housing or registered on a municipal registry. A municipality may receive data from the registry regarding rental units in that municipality. A residential landlord may not terminate a tenant's lease for nonpayment of rent if the tenant's unit is not registered as required and may not serve the tenant with a notice of termination for nonpayment of rent less than 120 days after registering; in either case, the residential landlord commits a civil violation for which a fine in the amount of 3 times the rent of the unit must be adjudged. The landlord must attach a statement describing the prohibition in any service of process for entry and detainer being served on a tenant.</p>	legislature, May 6, 2025: Public Hearing (Cross Building, Room 206)	Bill Text LD 1806, HP 1207
LD 1829	Ryan Fecteau	HP 1224, An Act To Build Housing For Maine Families And Attract Workers To Maine	legislature, May 13, 2025: Public Hearing (Cross Building, Room 206)	Bill Text LD 1829, HP 1224

		<p>Businesses By Amending The Laws Governing Municipal Land Use Decisions</p> <p>This bill makes the following changes in the laws governing municipal land use decisions: 1. It establishes the Housing Development Resolution Board within the judicial branch. The board has concurrent jurisdiction with the Superior Court to hear appeals of final decisions by municipal reviewing authorities regarding housing and housing development. Decisions of the board are binding and not appealable to either the Superior Court or the Supreme Judicial Court; 2. It requires a municipality to allow a certain number of dwelling units per lot depending on whether the lot is in a designated growth area or is served by public water and sewer; 3. It requires members of municipal planning committees to attend land use planning training; 4. It requires a municipality to allow an affordable housing development to exceed any height restrictions by no more than 14 feet; 5. It prohibits a municipality from enacting an ordinance that limits the rate of growth of residential development in a designated growth area; 6. It prohibits a municipality from establishing or enforcing a minimum lot size requirement greater than 5,000 square feet per dwelling unit to be served by public water and public sewer; and 7. It limits municipal review for an affordable housing density bonus and a development with 4 or fewer units to administrative review.</p> <p>Public Hearing • Housing and Economic Development</p> <p>May 13, 2025 01:00pm Cross Building, Room 206</p>		
LD 1912	Richard Bennett Mark Blier Matthea Daughtry	<p>SP 753, An Act To Authorize A General Fund Bond Issue To Address Maine's Housing Shortage</p> <p>The funds provided by the bond issue in Part A of this bill, in the amount of \$60,000,000, will be used to provide funds for the Innovative Housing Incentive Program to support manufacturers of manufactured and other innovative housing in the State by providing grants for operating expenses, manufacture of affordable and energy-efficient housing and low-interest loans to develop new factories or expand existing factories by capitalizing the Home Accessibility and Repair Program Fund, provide funds to support the Maine State Housing Authority's home accessibility and repair program by capitalizing the Housing Opportunities for Maine Fund, provide funds for the Weatherization Plus Program to provide grants to eligible low-income</p>	House, May 6, 2025: In concurrence. ORDERED SENT FORTHWITH.	Bill Text LD 1912 , SP 753

		<p>households for weatherization readiness and weatherization projects and provide funds to support a pilot program to issue grants to nonprofit housing developers to rehabilitate existing aging housing stock in the State for purchase by qualified first-time home buyers.</p> <p>Public Hearing • Appropriations and Financial Affairs</p> <p>May 13, 2025 03:00pm State House, Room 228</p>		
LD 1914	Holly Stover Holly Eaton Valli Geiger	<p>HP 1275, An Act To Address Housing Density Requirements In Sole Source Aquifer Island And Peninsular Communities</p> <p>This bill establishes an exemption from the Maine Revised Statutes, Title 30-A, sections 4364 to 4364-C for municipalities that are located wholly or partially on an island or peninsula and rely on a primary drinking water supply derived from a sole source aquifer. The bill provides that such a municipality is exempt from these provisions until a licensed geologist has analyzed the groundwater and septic capacity within the municipality or a particular area within the municipality and determined that it can support an increase in housing density. If the licensed geologist determines in the geologist's evaluation report that the area can support an increase in housing, the municipality is required to comply with the provisions of Title 30-A, sections 4364 to 4364-C, to the extent that the licensed geologist determines the area can support the increase. If the geologist's evaluation report indicates the area cannot support an increase in housing density, the municipality is exempt from Title 30-A, sections 4364 to 4364-C. The Department of Economic and Community Development and the Department of Environmental Protection are directed to adopt rules to implement this legislation. The Department of Environmental Protection has rule-making authority limited to establishing criteria by which municipalities may select a licensed geologist and other rules necessary to perform the geological evaluation required under this legislation.</p>	Senate, May 7, 2025: In concurrence. ORDERED SENT FORTHWITH.	Bill Text LD 1914 , HP 1275
LD 1921	Traci Gere	<p>HP 1282, An Act To Create A Statewide Housing Resolution Board</p> <p>This bill establishes the Housing Resolution Board within the judicial branch. The board has concurrent jurisdiction with the Superior Court to hear appeals of final decisions by municipal reviewing authorities regarding housing and</p>	Senate, May 6, 2025: The Bill was REFERRED to the Committee on HOUSING AND ECONOMIC DEVELOPMENT in concurrence	Bill Text LD 1921 , HP 1282

		housing development. Decisions of the board may be appealed to the Supreme Judicial Court.		
LD 1926	Holly Stover Daniel Ankeles Joseph Baldacci	<p>HP 1287, An Act To Require Increased Housing Density Or Lower Minimum Lot Sizes For Workforce Housing</p> <p>This bill requires municipalities to allow for increased housing density or lower minimum lot sizes for housing developments rented or sold to households earning less than 220% of the median income for the area as defined by the United States Department of Housing and Urban Development. The bill requires that the owner of a housing development with a housing density or minimum lot size adjustment under the bill file in the appropriate registry of deeds a declaration of restrictive covenant that requires the units in the development to be rented or sold in accordance with the income limitations in the bill for a period of 30 years. The bill requires a municipality to determine compliance with requirements applicable to the structure or number of lots or units based on the size of the structure or number of lots or units prior to a dwelling unit increase or an alternative minimum lot size allowance. It provides that a workforce housing development that receives a density increase is in compliance with any state or local requirement that a certain number or percentage of units be affordable housing units as defined by the state or local requirement.</p> <p>Public Hearing • Housing and Economic Development</p> <p>May 09, 2025 09:00am Cross Building, Room 206</p>	legislature, May 9, 2025: Public Hearing (Cross Building, Room 206)	Bill Text LD 1926 , HP 1287
LD 1940	Melanie Sachs Glenn Curry Matthea Daughtry	<p>HP 1299, An Act To Revise The Growth Management Program Laws</p> <p>This bill makes comprehensive changes to the growth management program, including substantive and procedural changes to comprehensive land use planning.</p>	legislature, May 8, 2025: Public Hearing (Cross Building, Room 206)	Bill Text LD 1940 , HP 1299
LD 50	Janice Dodge Glenn Curry	<p>HP 14, An Act To Provide The Right Of First Refusal To Towns In Which The University Of Maine System And Similar Quasi-Independent State Entities Are Selling Property</p> <p>This bill establishes that a municipality has a right of first refusal to purchase real property that is owned by a quasi-independent state entity and is within the boundaries of the municipality at the current market value as determined by an independent appraiser.</p>	Senate, Mar 27, 2025: Pursuant to Joint Rule 310.3 Placed in Legislative Files (DEAD)	Bill Text LD 50 , HP 14

LD 445	John Ducharme Amy Arata Susan Bernard	HP 299, An Act To Stimulate Housing Production By Increasing The Threshold Before Participation In The Maine Uniform Building And Energy Code Is Mandatory This bill increases from more than 4,000 residents to more than 10,000 residents the size of a municipality that is required to enforce the Maine Uniform Building and Energy Code.	Senate, Mar 20, 2025: Pursuant to Joint Rule 310.3 Placed in Legislative Files (DEAD)	Bill Text LD 445, HP 299
LD 659	Lydia Crafts Daniel Ankeles Donna Bailey	HP 427, An Act To Reduce Housing Costs By Not Requiring Fire Sprinkler Systems For Single-Family Homes And Duplexes This bill prohibits a municipality from adopting or enforcing a provision of a building code that requires the installation or use of fire sprinkler systems in a single-family dwelling or duplex.	Senate, May 6, 2025: Pursuant to Joint Rule 310.3 Placed in Legislative Files (DEAD)	Bill Text LD 659, HP 427
LD 845	Kenneth Fredette	HP 531, An Act To Establish A First-Time Home-Buyer Program Administered By The Finance Authority Of Maine This bill establishes the First-time Home-buyer Program to be administered by the Finance Authority of Maine. The First-time Home-buyer Program is established for the purpose of assisting first-time home buyers across all 16 counties of the State by providing access to affordable mortgage loans with low interest rates and low down payment requirements.	Senate, Apr 8, 2025: Pursuant to Joint Rule 310.3 Placed in Legislative Files (DEAD)	Bill Text LD 845, HP 531
LD 963	Alicia Collins Richard Bradstreet Gary Drinkwater	HP 622, An Act To Standardize Subsidized Housing Application Forms This bill requires the Maine State Housing Authority to develop a standard application form for subsidized housing applications. It requires municipal housing authorities and their contractors that administer subsidized housing programs to use the standard form to the extent practicable.	Senate, Apr 8, 2025: Pursuant to Joint Rule 310.3 Placed in Legislative Files (DEAD)	Bill Text LD 963, HP 622
LD 1190	Joseph Baldacci	SP 479, An Act To Increase State Funding For Emergency Shelters This bill provides ongoing funds to support emergency shelters in the State.	Senate, Apr 8, 2025: Pursuant to Joint Rule 310.3 Placed in Legislative Files (DEAD)	Bill Text LD 1190, SP 479
LD 1338	Melanie Sachs Donna Bailey Glenn Curry	HP 873, Resolve, Directing State Agencies And Semiautonomous State Agencies To Provide A List Of Surplus Properties And Properties Eligible For Redevelopment To The Maine Redevelopment Land Bank Authority This resolve requires each state agency and each agency created by an act of the Legislature that is not a part of the Executive Department to submit to the Maine Redevelopment Land Bank Authority a list of properties owned by the agency that the agency has determined to be surplus and potentially eligible for redevelopment under the Maine Revised Statutes, Title 30-A, section 5157. It also requires the Maine Redevelopment Land	Senate, Apr 30, 2025: Pursuant to Joint Rule 310.3 Placed in Legislative Files (DEAD)	Bill Text LD 1338, HP 873

		Bank Authority to submit a report to the Joint Standing Committee on Housing and Economic Development regarding the properties and their potential for redevelopment.		
LD 1486	Yusuf Yusuf Richard Bennett Glenn Curry	HP 977, An Act To Provide Financing Assistance For Down Payments For First-Generation Homeowners 19 This bill establishes a program to be administered by the Maine State Housing 20 Authority that provides down payment assistance in the form of loans to prospective first- 21 generation homeowners with household incomes at or below 100% of the area median 22 income where the property to be purchased is located. Loans issued under the program 23 may not exceed 10% of the purchase price of the property and administrative costs may not 24 exceed \$3,200 per loan. The bill provides ongoing funding of \$10,000,000 per year to 25 administer the program.	Senate, Apr 30, 2025: Pursuant to Joint Rule 310.3 Placed in Legislative Files (DEAD)	Bill Text LD 1486, HP 977

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