

MEREDA

<i>Bill#</i>	<i>Title (Sponsor)</i>	<i>Comm</i>	<i>Status</i>	<i>Position</i>
Bond				
912	An Act to Authorize a General Fund Bond Issue to Restore Historic Community Buildings (Rep. Millett)	APPROP	Carry Over Approved	Bond
<p>This measure would propose a bond issue of \$25,000,000 for the restoration of historic community buildings. The issuing of funds would be contingent on a 50% local match requirement from either private or nonprofit sources. This disbursement would be administered by the Director of the Maine Historic Persevation Commission. This measure would be submitted to the legal voters of this state at a statewide election hel in November following enactment.</p> <p>Click here for text of LD 912</p>				
1074	An Act to Authorize a General Fund Bond Issue to Fund New Affordable Housing for Low-income Households (Sen. Daughtry)	APPROP	Carry Over Approved	Bond
<p>This bill would provide a bond issue, in the amount of \$100,000,000, to be used to build new affordable housing for low-income households through the construction of new structures and adaptive reuse of existing structures.</p> <p>Click here for text of LD 1074</p>				
Main				
226	An Act to Address Maine's Affordable Housing Crisis (Rep. Millett)	HOUSING	Carry Over Approved	Support Main
<p>This bill would provide one-time funds in fiscal year 2023-24 and fiscal year 2024-25 only to increase affordable housing stock in Maine.</p> <p>Click here for text of LD 226</p>				
240	An Act to Increase Public Access to Utilities (Rep. Zeigler)	EUT	Reported Out, OTP-AM, 2-29-24	Main
<p>This bill is a concept draft, with no language. The summary states that this bill would enact measures to increase public access to utilities.</p> <p>Click here for text of LD 240</p>				
314	An Act to Establish the Permanent Commission on the Status of Housing in Maine (Sen. Hickman)	LH	Dead	Monitor Main
<p>This bill is a concept draft, with no language. The summary states that this bill would establish the Permanent Commission on the Status of Housing in Maine. The commission would be a quasi-independent agency funded through the Department of Economic and Community Development. Members of the commission would include housing advocates and organizations, policy makers, housing developers, housing experts, landlords and tenants. The commission would identify the hurdles to developing more housing units and recommend solutions to each branch of government.</p> <p>Click here for text of LD 314</p>				
337	An Act to Amend the Regulations of Manufactured Housing to Increase Affordable Housing (Rep. Golek)	HOUSING	Reported Out, OTP-AM, 2-29-24	Monitor Main
<p>This bill is a concept draft, with no language. The summary states that this bill would amend the regulation of manufactured housing to increase the amount of affordable housing.</p> <p>Click here for text of LD 337</p>				

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371	An Act to Address Certain Local Zoning Ordinances (Sen. Timberlake)	SLG	Dead	Monitor	Main
<p>This bill is a concept draft, with no language. The summary states that this bill would address certain local zoning ordinances. Click here for text of LD 371</p>					
602	An Act to Provide Regional Support to Deliver State and Federal Programs to Cities and Towns in the State (Rep. Gere)	HOUSING	Reported Out, OTP-AM/ONTP, 2-29-24	Support w/ Written, Oral Testimony	Main
<p>This bill is a concept draft, with no language. The summary states that this bill would clarify and enhance the relationship between state agencies and regional planning commissions in Maine by providing: 1) Direct resources to regional planning commissions for the development of municipal ordinances, the examination of regional suitability for new housing developments and the development of model ordinances for the benefit of large and small communities; 2) Efficient delivery of technical assistance through the existing regional planning commission structure to provide cities and towns access to federal and state programs for housing, land use and economic development; and 3) Improved mapping and geographic information system support to accomplish state and regional goals. Click here for text of LD 602</p>					
772	An Act to Establish a Process to Vest Rights for Land Use Permit Applicants (Sen Pouliot)	HOUSING	WS 3/5/24 1:00 pm / COB Rm 216	Support	Main
<p>This bill would give an applicant for a land use permit the right to have a municipality or the Maine Land Use Planning commission review the application solely on the basis of any orders, regulations, ordinances, rules, expiration dates, fees or other requirements in effect at the time the original application for the land use permit is filed for review. Click here for text of LD 772</p>					
853	RESOLUTION, Proposing an Amendment to the Constitution of Maine to Establish a Right to Housing (Rep. Collings)	HOUSING	Voted, ANT. DIV. REP., ONTP/OTP-AM, 2-6-24		Main
<p>This resolution would amend the Constitution of Maine to declare that all individuals have a natural, inherent, and unalienable right to housing. Click here for text of LD 853</p>					
887	An Act to Amend the Regulation of Mobile Home Parks (Pres. Jackson)	LH	Dead	Monitor	Main
<p>This bill would provide that if an owner of a mobile home park wants to change the use of a mobile home park and that change of use results in evictions, the own must give each tenant subject to eviction written notice of intent to evict not less than 12 months before the change of the use of the mobile home park. The bill would also provide that a rental agreement that binds a tenant to arbitration in lieu of a civil trial and any provisions that requires a tenant to agree to a possessory lien is unenforceable and in violation of the Maine Unfair Trade Practices Act. Click here for text of LD 887</p>					
1134	An Act to Improve Housing Affordability by Amending the Definition of "Subdivision" Under the Site Location of Development Laws (Rep. Boyle)	HOUSING	Dead	Support	Main
<p>This bill would amend the site location of development laws to provide that the term "subdivision" includes the division of a parcel of land into 20 or more lots to be offered for sale or lease to the general public within any 3-year period if the aggregate land area includes more than 50 acres and when all the lots are for single-family, detached, residential housing, common areas or open space. Click here for text of LD 1134</p>					

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1257	An Act to Increase Housing Capacity and Protect the Municipal Tax Base and Working Lands (Rep. Crafts)	HOUSING	Dead	Support	Main
<p>This bill would make several changes to the laws governing subdivisions. First, it would remove from subdivisions review any projects that would result in the construction or placement of, or the division of an existing structure into, 3 dwelling units on a single tract or parcel of land. Second, it would remove from subdivision review any projects that would result in the construction or placement of, or the division of an existing structure into, more than 3 but not more than 18 dwelling units on a single lot located in a designated growth area within a municipality where the project is subject to municipal site plan review. Third, it would adopt a definition for “administrative reviewing authority,” which means a municipal employee or other designee of a municipality. The bill would also provide that the administrative reviewing authority must review any subdivision application that proposes the construction or placement or, or the division of an existing structure into, more than 3 but not more than 18 dwelling units on a single lot in a designated growth area and, if the municipality has adopted a municipal site plan review ordinance, the administrative reviewing authority must review the application in accordance with the municipal site plan review process. Finally, this bill would require a municipal reviewing authority, when reviewing an application for subdivision approval, to determine that the proposed subdivision is not located in an area identified and designated in the municipality’s comprehensive plan as a rural area, unless the area is a designated growth area of an area for which the municipality has adopted a plan governing the approval of subdivisions.</p> <p>Click here for text of LD 1257</p>					
1294	An Act to Implement Certain Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Land Use Regulations and Short-term Rentals (Rep. Gere)	HOUSING	House: Passed to be Engrossed as Amended (A), sent for concurrence (2/28) / Senate: Amendment (A) Read & Adopted; assigned for 2nd reading next leg day (2/29)	Monitor	Main
<p>This bill is a concept draft, with no language. The summary states that this bill would implement certain recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Land Use Regulations and Short-term Rentals.</p> <p>Click here for text of LD 1294</p>					
1490	An Act to Reduce Rental Housing Costs by Eliminating Additional Fees at or Prior to the Commencement of Tenancy (Rep. Kessler)	JUD	Voted, OTP-AM/ONTP, 1/16/24	Monitor	Main
<p>This bill would provide that at or prior to the commencement of a tenancy, a landlord, the landlord’s agent or a real estate broker may not require a tenant or prospective tenant to pay an amount in excess of the rent for the first full month of occupancy, a security deposit and the purchase and installation cost for a key and lock.</p> <p>Click here for text of LD 1490</p>					
1493	An Act to Increase Affordable Housing by Expanding Tax Increment Financing (Rep. LaRochelle)	TAX	Carry Over Approved	Monitor	Main
<p>This bill would authorize the creation of Pine Tree Housing Zones to allow retained value resulting from a tax increment financing district in a municipality to be used anywhere in the municipality for the purposes of the purchase, rehabilitation or establishment of affordable and workforce housing in the municipality. The bill would provide for a sales tax exemption for the associated purchasing of goods and services and electricity for a qualified project in a Pine Tree Housing Zone.</p> <p>Click here for text of LD 1493</p>					

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1505	An Act to Amend the Maine Cooperative Affordable Housing Ownership Act (Rep. Cloutier)	HOUSING	House: Passed to be Enacted, sent for concurrence (2/15) / Senate: Passed to be Enacted, in concurrence (2/20)	Monitor	Main
<p>This bill would amend the Maine Cooperative Affordable Housing Ownership Act to include group equity cooperatives. It would also provide that a housing assistance program must be made reasonably available to residents of housing cooperatives.</p> <p>Click here for text of LD 1505</p>					
1538	An Act to Provide Tax Benefits to Persons Constructing Accessory Dwelling Units (Sen. Brenner)	TAX	Dead	Monitor	Main
<p>This bill would allow for a reimbursement by the State for up to 10 years of a percentage of property taxes paid due to an increase in the taxes because of the construction of an accessory dwelling unit, which is defined as an attached or detached dwelling unit on the same lot of parcel as an existing or proposed single-family or multifamily residence that allows for independent living for one or more persons and contains kitchen and bathroom facilities and sleeping accommodations.</p> <p>Click here for text of LD 1538</p>					
1540	An Act to Create the Stable Home Fund Program (Rep. Millett)	LH	Carry Over Approved	Monitor	Main
<p>This bill, which includes an emergency preamble and emergency clause, would create the Stable Home Fund and the Stable Home Fund Program within the Maine State Housing Authority. The purpose of the program would be to provide persons earning up to 60% of the median income for an area as defined by the United States Department of Housing and Urban Development with \$300 per month in rental assistance paid directly to the landlord for up to 24 months or until those persons secure housing by means of a housing voucher program administered by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended, or secure a subsidized housing unit. The bill would direct the Maine State Housing Authority to administer the program except that the Maine State Housing Authority may delegate the administration of the program and provide appropriate funding from the fund to a municipal housing authority with respect to eligible persons located within the municipal housing authority's jurisdiction.</p> <p>Click here for text of LD 1540</p>					
1672	An Act to Establish an Affordable Housing Permitting Process (Rep. Gere)	HOUSING	Voted, ONTP, 2-6-24	Monitor	Main
<p>This bill would establish the Affordable Housing Development Review Board under the Department of Agriculture, Conservation and Forestry's Bureau of Resource Information and Land Use Planning in order to issue permits for the development of affordable housing and workforce housing.</p> <p>Click here for text of LD 1672</p>					
1673	An Act to Encourage Affordable Housing and Mixed-use Development by Establishing a Thriving Corridors Program (Rep. Gere)	HOUSING	Reported Out, OTP-AM, 2-29-24	Support	Main
<p>This bill would establish the Thriving Corridors Program within the Department of Administrative and Financial Services in order to assist municipalities with technical support and funding to redevelop high-impact corridors near downtowns, village centers or crossroads into mixed-use, mixed-income, walkable neighborhoods by infilling and redeveloping underutilized land.</p> <p>Click here for text of LD 1673</p>					

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1810	An Act to Expand the Maine Historic Rehabilitation Credit and Establish a Weatherization Tax Credit (Rep. Terry)	TAX	Voted, ANT. DIV. REP., OTP-AM/ONTP, 2-14-24	Support	Main
<p>This bill would amend the tax credit for historic properties by: 1) Increasing the tax credit from 25% to 30% of the certified qualified rehabilitation expenditures of a taxpayer for a certified historic structure if the taxpayer does not claim a credit under the United States Internal Revenue Code of 1986, Section 47; 2) Increasing the allowable certified qualified rehabilitation expenditures of a taxpayer from a maximum of \$250,000 to a maximum of \$1,000,000 for a certified historic structure if the taxpayer does not claim a credit under the Code, Section 47; 3) Increasing the increased tax credit for a certified affordable housing project from 30% to 35% of certified qualified rehabilitation expenditures for which a credit is claimed under the Code, Section 47; and 4) Increasing the increased tax credit for a certified affordable housing project from 30% to 45% of certified qualified rehabilitation expenditures if the taxpayer does not claim a credit under the Code, Section 47. The bill would establish a credit for rehabilitation and weatherization of historic homes equal to 25% of the qualified exterior rehabilitation expenditures of a taxpayer who incurs at least \$5,000 in expenditures for a certified historic home. It would also provide for an increased credit of 30% of expenditures up to \$75,000 under certain circumstances. It would require the Director of the Maine Historic Preservation Commission to determine whether a taxpayer meets the requirements to receive the credit. The bill would add the credit for rehabilitation and weatherization of historic homes to the biennial report that the Maine Historic Preservation Commission provides to the Legislature.</p> <p>Click here for text of LD 1810</p>					
1864	An Act to Increase Maine's Housing Supply by Prohibiting Certain Zoning Requirements in Areas Where Public Sewer and Water Infrastructure Are Available and in Designated Growth Areas (Rep. Boyle)	HOUSING	Dead	Support	Main
<p>This bill would provide restrictions on municipal ordinance requirements related to minimum lot size in areas where water and sewer infrastructure are available and in areas where water and sewer infrastructure are not available but that are within designated growth areas. For a housing development 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. For a housing development located in a designated growth area that is not served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system, that complies with minimum lot size requirements in accordance with the Maine Revised Statutes, Title 12, chapter 423-A 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 20,000 square feet. The bill would also provide limits to ordinance provisions relating to lot coverage, road frontage and setback requirements.</p> <p>Click here for text of LD 1864</p>					
1867	An Act to Establish the Community Housing and Rural Development Authority (Rep. Lookner)	IDEA	House: Passed to be Enacted, sent for concurrence (2/27) / Senate: SAT pending Passage to be Enacted, in concurrence (2/28)	Monitor	Main
<p>This bill would establish the Community Housing and Rural Development Authority within the Maine Redevelopment Land Bank Authority to develop, own, lease and maintain mixed-income, permanently affordable public residential housing in Maine.</p> <p>Click here for text of LD 1867</p>					

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1893	An Act to Allow a Municipality to Impose a Fee on Short-term Rentals for the Benefit of That Municipality (Rep. Strout)	TAX	Dead	Monitor
<p>This bill would allow a municipality to impose, if approved by referendum of the voters in that municipality, a local option fee on short-term rentals of living quarters in any hotel, rooming house or tourist or trailer camp currently subject to the 9% sales tax on lodging, including a short-term rental accommodation rental rented through a transient rental platform. Long-term rentals currently exempt from sales tax would not be subject to the short-term rental fee. The revenue from the local option fee would be distributed to the municipality imposing the local option fee. Revenue received by a municipality from a local option fee imposed on short-term rentals may not be used to reduce or eliminate funding otherwise due to the municipality under other provisions of law. The local option fee may not take effect before July 1, 2024.</p> <p>Click here for text of LD 1893</p>				
1929	An Act to Protect Consumers by Licensing Home Building Contractors (Rep. Roberts)	IDEA	Voted, Ant. Div. Rep., OTP-AM/OTP-AM/ONTP, 2-20-24 on motion by Rep. Sayre, second by Rep. White	Main
<p>This bill would establish licensing requirement for contractors that perform work on residential construction. It would establish a board to administer the licensing requirements. It would also reallocate from the law governing regulation of trade to the law governing professions and occupations the law establishing requirements for residential construction contacts and would modify that law in various ways. The bill would also establish certain penalties for violations.</p> <p>Click here for text of LD 1929</p>				
2035	An Act Regarding Disclosure of Flood Risk by Sellers of Real Estate (Sen. Brenner)	JUD	Voted, ANT. DIV. REP., OTP-AM/ONTP, 2-27-24	Main
<p>This bill requires sellers of residential and nonresidential real property to notify prospective buyers in writing of whether the property is in an area of special flood hazard mapped on a flood insurance rate map issued by the Federal Emergency Management Agency, the presence and cost of any active flood insurance policy for the property, any previous flood damage incurred, any flood insurance claims filed and any flood-related disaster aid received while the prospective seller owned the property. The bill includes provisions for nonresidential real property regarding the delivery and timing of the flood risk disclosure and provisions regarding contract termination; these provisions are similar to current law concerning residential real property disclosures.</p> <p>Click here for text of LD 2035</p>				
2053	An Act to Exempt Buildings Used to Cultivate Crops from the Maine Uniform Building and Energy Code (Rep. Shaw)	CRIM	House: Passed to be Enacted, sent for concurrence (2/27) / Senate: Passed to be Enacted, in concurrence (2/28)	Main
<p>This bill would exempt buildings used to cultivate crops from the Maine Uniform Building and Energy Code, except that it would not exempt buildings used to cultivate cannabis.</p> <p>Click here for text of LD 2053</p>				

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2077	An Act Regarding Customer Costs and the Environmental and Health Effects of Natural Gas (Rep. Zeigler)	EUT	WS 3/5/24 1:30 pm / COB Rm 211	Main
<p>This bill provides that, beginning February 1, 2025, any charge for costs associated with new gas service mains and gas service lines for residential and commercial gas service is unreasonable for inclusion in rates and prohibited. It provides that, beginning January 1, 2025, the Public Utilities Commission may not approve a gas utility to furnish service or serve customers in a municipality that is outside of the utility's service area on June 30, 2024. Beginning January 1, 2025, it prohibits a gas utility from offering or providing a promotional allowance to customers or potential customers. The bill requires the Public Utilities Commission to conduct inquiries related to district geothermal systems and costs associated with gas system expansion and to submit related reports to the joint standing committee of the Legislature having jurisdiction over energy, utilities and technology matters. The bill also requires the Department of Health and Human Services, Maine Center for Disease Control and Prevention, in collaboration with other state entities, to submit a report on indoor air quality and health impacts of fossil fuel combustion and leakage to several joint standing committees of the Legislature.</p> <p>Click here for text of LD 2077</p>				
2106	An Act to Accelerate the Production of Affordable Housing and Strengthen the Historic Property Rehabilitation Tax Credit (Sen. Rotundo)	TAX	Voted, ANT. DIV. REP., OTP- AM/ONTP, 2-13-24	Main
<p>This bill increases the maximum tax credit allowed for certified historic property rehabilitation projects. It also allows nonprofit organizations that claim the historic preservation tax credit or the affordable housing tax credit to file their refund claims on a calendar year basis. The changes in the bill apply to tax years beginning on or after January 1, 2024.</p> <p>Click here for text of LD 2106</p>				
2146	An Act to Prohibit Certain Municipalities from Adopting Moratoria on Emergency Shelters (Rep. Lookner)	SLG	House - Unfinished Business 2/29/24	Main
<p>This bill would prohibit municipalities with populations exceeding 30,000 people from adopting moratoria on the establishment of emergency shelters that provide temporary shelter for persons experiencing homelessness.</p> <p>Click here for text of LD 2146</p>				
2158	An Act to Improve the Housing Voucher System (Rep. Golek)	HOUSING	Voted, OTP-AM, 2- 20-24 on motion by Rep. Lookner, second by Rep. Golek Ought To Pass As Amended	Main
<p>This bill would make several changes to housing vouchers.</p> <p>Click here for text of LD 2158</p>				

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2162	An Act Regarding the Homestead Property Tax Exemption and the Property Value Reassessment Process (Rep. Ankeles)	TAX	Voted, OTP-AM, 2-21-24	Main
<p>This emergency bill would provide an additional homestead property tax exemption of \$15,000 for a homestead with an assessed value of less than \$100,000. The bill would also amend the laws relating to the current use valuation of working waterfront land for property tax purposes. It would amend the definition of “working waterfront land” and make changes to the calculation of current use valuation for certain types of working waterfront land. It would allow a delay of the withdrawal penalty payment if the property owner were affected by certain conditions that affect the ability of the property owner to pay a penalty assessed for withdrawal of working waterfront land from current use valuation. It would also direct the State Tax Assessor to create an information bulletin regarding current use laws that apply to working waterfront lands that include any changes made to the current use laws after December 31, 2023.</p> <p>Click here for text of LD 2162</p>				
2169	An Act to Support the Development of Workforce Housing to Promote Economic Development in Maine (Sen. Daughtry)	HOUSING	WS 3/5/24 1:00 pm / COB Rm 216	Main
<p>This bill would establish the Workforce Housing Development Loan Fund in the Department of Economic and Community Development to provide loans to support the development of affordable workforce housing. The department must solicit applications for loans from the fund through a competitive application process. Loans may be awarded to community banks at an interest rate of 0% to provide funding to housing developers to develop housing for employees who earn 60% to 120% of the area median income as determined by the United States Department of Housing and Urban Development.</p> <p>Click here for text of LD 2169</p>				
2206	An Act Regarding Incentives for Heat Pumps and Other Weatherization Products and Services (Pres. Jackson)	EUT	Voted, ONTP, 2-22-24 on motion by Rep. Foster, second by Rep. Warren Ought Not To Pass	Main
<p>This bill prohibits the Efficiency Maine Trust, in developing a program to provide incentives to consumers to purchase and install cost-effective heating fuel efficiency and weatherization products and services, such as heat pumps, from conditioning the receipt of those incentives on the disconnection or disabling of a consumer's existing primary heating equipment powered by heating fuel.</p> <p>Click here for text of LD 2206</p>				

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2240	An Act to Implement Protections Against Deed Fraud (Sen. Ingwersen)	JUD	PH 3/4/24 1:00 pm / SH Rm 438	Main
<p>This bill enacts new provisions and amends current provisions of law to protect individuals from deed fraud. The bill makes it a Class B crime to record or attempt to record with a register of deeds a false deed, mortgage, lien or other instrument for which the law provides public recording or, in the process of recording a deed, mortgage, lien or other instrument for which the law provides public recording, to provide to a register of deeds false information in respect to a material fact pertaining to that instrument or impersonate the true owner. The bill also provides for equitable relief for individuals who have been impacted by a forged or fraudulently recorded instrument.</p> <p>The bill requires that any instrument affecting title to real property and recorded with a register of deeds must be acknowledged before a person authorized to perform notarial acts in this State, rather than an out-of-state notarial officer.</p> <p>The bill requires that sellers of real estate who are not residents of this State pay a \$500 refundable fee to the real estate broker or other transacting agent to be placed in escrow and returned to the seller at the closing as long as the agent can certify that the agent has performed due diligence in confirming the identity of the seller.</p> <p>The bill requires a designated real estate broker to secure, and maintain thereafter, a surety bond in the amount of \$25,000 for the benefit of the State and any person harmed by deed fraud as a result of the broker's or agency's action.</p> <p>The bill directs the Office of the Attorney General to create notices and publications designed to inform and educate the public regarding the risks posed by deed fraud. The bill requires the office to make these materials available to registers of deeds throughout the State and to the State Tax Assessor.</p> <p>The bill authorizes registers of deeds to distribute notices, publications and information about programs to educate the public about deed fraud and directs the State Tax Assessor to require that all real property tax bills contain a notice to property owners regarding the risks of deed fraud and resources available to victims.</p> <p>Click here for text of LD 2240</p>				
