

Subject:

MEREDA's Legislative Database - 03.19.25

MEREDA

LD	Short Title	Sponsor	Notes	Position
1	Resiliency Climate	Gov Bill/ Daughtry	\$15 million grant program; State Resilience Office	Monitor
50	Towns first right of refusal on state lands	Dodge	Would give towns the first right of refusal to purchase land being sold by the UMaine System or quasi-independent agencies.	Oppose
65	Coastal Wetlands definition	Doudera (DEP)	Changes standard to highest astronomical tide, rather than highest tide in year in which activity proposed.	Monitor
128	SLODA Multifamily	Pierce/DEP	Amend subdivision to allow lots that include detached residential housing designed to accommodate up to 4 families, including single-family.	Support
Budget Part D	MOCA		MOCA and Climate Resilience Partnership program, and municipal planning assistance; floodplain management; also shifts growth management and comp plan review to MOCA, establishes Housing Assistance Program; Development Ready Advisory Council (under growth management); volunteer Maine;	Support

			Building Codes jurisdiction	
Budget Part QQ	MSHA Cut		\$10 mill from HOME Fund (pg. 88)	Oppose
Budget Part LL	Maine State Housing Authority membership		Adds a commissioner with expertise in sustainability requirements, but subtracts a member who is an expert in housing, general economic development, labor standards, etc., and affordable housing	Oppose
Budget Part PP	Manufactured Housing		\$3 million to support a manufactured home and mobile park preservation and assistance program.	Monitor
146	MHRTC Claim Amount	Rotundo	MHRTC increased claim schedule only	Support
161	Subdivision Stakeholder	Ducharme	Subdivision study bill to look at comprehensive review of statutes.	Support
183	Public Land Cap	Faulkingham	Limit publicly owned land to 50% of any county and report biannually on percentage of federal state, etc., owned by county.	Monitor
184	Foreclosure Process Study	Ducharme	Study Commission to review Maine foreclosure process. <ul style="list-style-type: none"> Moving to power of sale foreclosure could make a difference in the speed of foreclosure as other states do (recommended change from MEREDA). Take Greenleaf 	Monitor

			article from S. Buck to sponsors - from Bar Journal Spring '24.	
185	TIF for municipal facilities	Mastraccio	Amend TIF to allow any costs associated with municipal facilities	Support
225	Lodging Tax increase to fund schools	Brennan	Would apply a 3% surcharge on any rental of a hotel or "lodging place or quarters" to fund schools.	Oppose
255	Mobile Home Purchasing	Baldacci	Would provide a one-time allocation in the amount of \$3.5 million to support mobile home park purchasing <i>See Budget Part PP</i> for budgetary pickup of initiative.	Monitor
269	Ch. 375 Rules Review	Doudera (DEP)	Major substantive review of no adverse environmental standard of Site location of development act; major substantive rule revision. Ch 375 Reposting Fact Sheet (pdf) :: Ch 375 Reposting Draft Rule (pdf) :: Ch 375 Reposting Changes (pdf) :: Ch 375 Provisionally Adopted Draft (pdf)	
353	Deed Fraud Study	Ingwersen	To put together a study commission on deed fraud.	Support
358	Deed Fees	Bennett	Increase fees paid to register of deeds from a \$19+ format to a flat fee of \$45, increases plans to \$45, and 50 cents per image on	Monitor

			downloads of 1,000 or more consecutive images or abstracts; ten dollars per page for paper copies of plans; reduced no-charge from first 500 to first 100 electronic images; \$5 surcharge from \$3.	
<u>365</u>	Concept Draft Housing	Curry	"Housing affordability and accessibility"	Support
<u>381</u>	Mortgage Portability	Martin	Restricted to single family home with not more than 3 units that is the principal residence of the mortgagor. Mortgager must meet certain standards.	Monitor
<u>383</u>	DEP/LUPC Combine	Martin	Combine DEP and LUPC	Monitor, outreach to R. Dunton
<u>401</u>	Overboard discharge	Hepler (DEP)	Overhaul of overboard discharge statutes	12. Benedict; R. Dunton
<u>403</u>	Foreclosure acceleration; Fraud prevention	Ankeles	Would prohibit foreclosure if the notice of acceleration is more than 90 days old; notice on publications for fraud.	Monitor
<u>413</u>	Disclosure of real estate Shoreland zoning violations	Ducharme	Strike "alleged violation" from disclosure requirement .	Monitor
<u>427</u>	Mandatory parking space prohibition	Roeder	Modifications to law to ensure that no minimum parking requirement may be imposed but allows municipal "recommendation."	Support
<u>432</u>	Property tax apportionment	Mastraccio	Proposes a constitutional amendment to allow property tax apportionment on the basis of property classification.	Oppose

435	MEREDA HTC	Hasenfus	MEREDA's expansion of HTC	Support
445	MUBEC Threshold	Ducharme	Raise the threshold to 10,000 residents	Oppose
483	Fecteau Bond	Fecteau	\$300m bond for housing, child care, public sewer and water infrastructure	Support
488	Coastal property fortification	Hall	Would allow DEP to permit fortifications in specific coastal sand dune areas	Check with Russ Black
526	Commercial real estate property tax lien	Henderson	Would prevent someone from filing injunction against a taking of commercial property if there has been nonpayment of taxes for 2-year period following expiration of redemption.	Monitor
546	Preapproved building types	Gere	Resolve, to Require the Preparation of Preapproved Building Types	Support
556	Energy choice	Harrington	Prohibit municipality from prohibiting particular type of energy system or distributor (like nat gas)	Support
560	Bond for Coastal Climate Resiliency	Bailey	\$75,000,000 bond for municipal and county (et al) governments to improve their 16 coastal climate resiliency and upgrade their engineered beaches	Monitor
576	Reciprocal Licensure for Engineers	Tipping	Allows State Board of Licensure for Professional Engineers to grant reciprocal licenses if the other state's/territory's qualifications are substantially similar	Support

593	Funding for Land for Maine's Future Trust Fund	Black	Provides \$10,000,000 for each of the next two years for Land for Maine's Future Trust Fund	Monitor
646	Commission to Study Unregulated Storm Water Pollution	Bell	Establishes the Commission to Study How to Address Unregulated Storm Water Pollution to study existing scientific literature and data on storm water pollution and to submit a report to ENR by December 3, 2025.	Monitor
659	Fire Sprinklers in Single-family Homes and Duplexes	Crafts	Prohibits a municipality from adopting or enforcing the installation of fire sprinkler systems in single family homes or duplexes	Support
678	Private Activity Bonds	Curry	Annual raise the cap on private activity bonds action	
690	Bond for Affordable Housing	Pierce	\$100 million bond to support MSHA'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 available for projects using or involving modular construction.	Support – questions about modular construction
708	Rescission of a SLODA Permit	Bridgeo	Requires Commission of Environmental Protection to rescind a permit for a project	Section 1.A. is problematic. Talk with DEP?

			that was never built or a development that has been fully decommissioned (not including subdivisions)	
720	Protect Federal Home Loan Banks	Foley	Protects federal home loan banks that lend money to an insurer and the insurer enters into a receivership	Review
733	MSHA Pilot for Credit for low-income renters	Zager	Concept draft to allow MSHA pilot to facilitate payment of rent as credit history to continue.	Monitor
798	Mass Timber Bond	Zager	\$50 million bond to support mass timber	
845	First-time homebuyer	Fredette	Would establish a program within FAME for assisting first-time home buyers with access to affordable mortgage loans and low interest rates and low down payment requirements.	
916	Corporate tax abatement	Gere	Would allow corporate entities to take a tax abatement if they donate to community development financial institutions that support housing development (Concept Draft).	Support
945	Redevelopment Land Bank	Sachs	Makes certain changes to redevelopment land bank to give it greater authority to enter into agreements and act as a corporation.	
949	Licensing for Manufactured Housing	Golek	Would require munis to accept a license to operate from the manufactured housing board as evidence that the community can operate and	Support

			disallows muni from imposing additional fees.	
970	Expedited reviews for MSHA	Malon	Require Dep and municipal licensing authority to prioritize projects for which funding or credits from MSHA are being sought. Creates timelines, including automatic completeness after 30 days if no notice is sent; and mandatory review within 120 days (no penalty for missing deadline) and DEP must approve or deny SLODA within 30 days of receipt. ** SLODA and stormwater statutory amendments timeline requirements should be added in general (P. Coughlin)	Monitor
994	Road Maintenance	Hepler	If property owner doesn't pay share of road maintenance after 30 days, it is delinquent and ripe for civil action	
996	Weatherization	Malon	Weatherization Plus Program within MSHA to match federal program; \$2 million appropriation	
997	Rez in Commercial Districts	Malon	Would allow residential development in commercial zones	
1016	Manufactured housing and mobile home park	Reny	Creates fee for buyers of manufactured housing communities and mobile home parks equal to \$50k each; fee would support ownership of communities by residents.	

1036	Protected class public assistance	Rana	Would make it illegal to discriminate against anyone who receives public assistance - any public assistance - in housing or public accommodation.
1041	Affordability restriction ending notice	Lookner	Would require two-year notice period when an affordability restriction (affordability is broadly defined in the bill) is ending, or by Nov. 30, 2025 if the termination period is within 2 years of the effective date of this bill.
1044	TIF Extension of Development district	Kuhn	Clarifies that TIF may be extended if district uses <i>in total</i> at least 75% of tax revenue for affordable housing or transient-oriented development or both. Also clarifies that extension can be requested within 10 calendar years of 10/25/2023.
1067	Mobile home park purchase	Bradstreet	60% of owners must support purchasing, up from 51%. It would also prohibit mobile home owners association from contacting owners more than three times.
1072	LMF Option for Ag Purchase Value	Brenner	Significant changes to the land purchasing options for LMF.
1082	RETT	Fecteau	Revisions to the RETT; including additional charge for property over \$1m with \$5.00 per \$500 increments above. Long-term funding mechanism for rural

			rental; state LIHTC, etc.,	
1133	EVs on Condos	Tipping	Would disallow prohibition on EV charging spaces "within the owner's parking space."	
1143	Variances on dimensional standards	Libby	Would allow variance when practical difficulty exists and where property is not wholly (formerly whole or in part) within shoreline, and to otherwise clean up statutory language.	