

Shelly R. Clark

Subject: MEREDA Legislative Database - 03.24.25

MEREDA

| LD | Short Title | Sponsor | Notes | Position |
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| 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; Building Codes jurisdiction | Support |
| 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 |

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| 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 article from S. Buck to sponsors - from Bar Journal Spring '24. | Monitor |
| 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 |

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| | | | 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. | |
| 365 | Concept Draft Housing | Curry | "Housing affordability and accessibility" | Support |
| 381 | 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 |
| 383 | DEP/LUPC Combine | Martin | Combine DEP and LUPC | Monitor, outreach to R. Dunton |
| 401 | Overboard discharge | Hepler (DEP) | Overhaul of overboard discharge statutes | 12. Benedict; R. Dunton |
| 403 | 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 |
| 413 | Disclosure of real estate Shoreland zoning violations | Ducharme | Strike "alleged violation" from disclosure requirement . | Monitor |
| 427 | Mandatory parking space prohibition | Roeder | Modifications to law to ensure that no minimum parking requirement may be imposed but allows municipal "recommendation." | Support |
| 432 | Property tax apportionment | Mastraccio | Proposes a constitutional amendment to allow property tax apportionment on the basis of property classification. | Oppose |
| 435 | MEREDA HTC | Hasenus | 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- | Monitor |

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| | | | year period following expiration of redemption. | |
| 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 | Support – questions about modular construction |

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| | | | available for projects using or involving modular construction. | |
| 708 | Rescission of a SLODA Permit | Bridgeo | Requires Commission of Environmental Protection to rescind a permit for a project that was never built or a development that has been fully decommissioned (not including subdivisions). | Section 1.A. is problematic. Talk with DEP? |
| 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 |
| 760 | Common interest ownership | Lawrence | Would adopt 2021 Uniform Common Interest Ownership act | |
| 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 disallows muni from imposing additional fees. | Support |
| 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 | Monitor |

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| | | | 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. | |
| 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. | Monitor |
| 996 | Weatherization | Malon | Weatherization Plus Program within MSHA to match federal program; \$2 million appropriation. | Monitor |
| 997 | Rez in Commercial Districts | Malon | Would allow residential development in commercial zones. | Oppose |
| 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 transit-oriented development or both. Also clarifies that extension can be requested within 10 calendar years of 10/25/2023. | Support |
| 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. | |

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| 1082 | RETT/ Speaker Bill | 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 in Condos | Tipping | Would disallow prohibition on EV charging spaces "within the owner's parking space." | Oppose |
| 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. | Support |
| 1168 | Waterfront Valuation | Faulkingham | To clarify that commercial boat yards are considered working waterfront for purposes of valuation, and to define commercial boat yard. | |
| 1170 | Redevelopment Land Bank for State Surplus Land | Julia | Would replace MSHA with redevelopment land bank as party responsible for transfer and redevelopment of state-owned land. | |
| 1181 | STR's Designation | Gere | Would allow municipalities to have classifications or STRs as commercial or residential in use. | |
| 1184 | Municipal Reporting | Gere | Would require munis to report on residential building permits, dwelling units permitted and demolished and certificates of occupancy issued. | Support |

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