

Shelly R. Clark

To: MEREDA Public Policy Committee
Subject: MEREDA Legislative Database - 04.17.25

MEREDA

LD	Short Title	Sponsor	Notes	Position	Next Step/Outcome	Status Link
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	ONTP	50
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	WS – Tuesday, 5.6.25, 1 pm	128
146	MHRTC Claim Amount	Rotundo	MHRTC increased claim schedule only	Support	MAJ: Ought To Pass As Amended	146
161	Subdivision Stakeholder	Ducharme	Subdivision study bill to look at comprehensive review of statutes.	Support	WS – Tuesday, 5.6.25, 1 pm	161
185	TIF for municipal facilities	Mastraccio	Amend TIF to allow any costs associated with municipal facilities	Support	OTP-AM	185
353	Deed Fraud Study	Ingwersen	To put together a study commission on deed fraud.	Support	OTP-AM	353
365	Concept Draft Housing	Curry	"Housing affordability and accessibility"	Support		365
427	Mandatory parking space prohibition	Roeder	Modifications to law to ensure that no minimum parking requirement may be imposed but allows municipal "recommendation."	Support	Work Session 4-17-25, 2:30 pm - HED	427
432	Property tax apportionment	Mastraccio	Proposes a constitutional amendment to allow property tax	Oppose		432

			apportionment on the basis of property classification.			
435	MEREDA HTC	Hasenfus	MEREDA's expansion of HTC	Support	Voted, OTP-AM, 4-10-25	435
445	MUBEC Threshold	Ducharme	Raise the threshold to 10,000 residents	Oppose	Reported Out, ONTP, 3-19-25	445
483	Fecteau Bond	Fecteau	\$300m bond for housing, child care, public sewer and water infrastructure	Support	Public Hearing 4-9-25, 10:00 am Appropriations and Financial Affairs	483
546	Preapproved building types	Gere	Resolve, to Require the Preparation of Preapproved Building Types	Support	Voted, OTP-AM, 3-6-25	546
556	Energy choice	Harrington	Prohibit municipality from prohibiting particular type of energy system or distributor (like nat gas)	Support	MAJ: Ought To Pass	556
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	Voted, OTP, 3-18-25	576
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	Work Session 4-17-25, 2:30 pm - HED	659
678	Private Activity Bonds	Curry	Annual raise the cap on private activity bonds action.		Reported Out, OTP-AM, 4-9-25	678
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	Support	Referred To: Housing and Economic Development, 3-5-25	916

			development (Concept Draft).			
<u>949</u>	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	Public Hearing 3-25-25, 1:15 pm <u>Housing and Economic Development</u> WS – Monday, 4.29.25, 1 pm	<u>949</u>
<u>970</u>	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.	Monitor	WS – Tuesday, 5.6.25, 1 pm	<u>970</u>
<u>997</u>	Rez in Commercial Districts	Malon	Would allow residential development in commercial zones.	Oppose	WS – Tuesday, 5.6.25, 1 pm	<u>997</u>
<u>1044</u>	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	Work Session 4-17-25, 1:00 pm - TAX	<u>1044</u>
<u>1082</u>	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	Support	Work Session 4-17-25, 1:00 pm - TAX	<u>1082</u>

			mechanism for rural rental; state LIHTC, etc.,			
<u>1133</u>	EVs in Condos	Tipping	Would disallow prohibition on EV charging spaces "within the owner's parking space."	Oppose	Work Session Held, TABLED , 4-10-25 - JUD	<u>1133</u>
<u>1143</u>	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	WS – Tuesday, 5.6.25, 1 pm	<u>1143</u>
<u>1170</u>	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.	Support	Public Hearing 4-3-25, 1:00 pm <u>Housing and Economic Development</u>	<u>1170</u>
<u>1181</u>	STR's Designation	Gere	Would allow municipalities to have classifications of STRs as commercial or residential in use.	Oppose	WS – Tuesday, 5.6.25, 1 pm	<u>1181</u>
<u>1184</u>	Municipal Reporting	Gere	Would require munis to report on residential building permits, dwelling units permitted and demolished and certificates of occupancy issued.	Support	Work Session Held, TABLED , 4-15-25 <u>Housing and Economic Development</u>	<u>1184</u>
<u>1226</u>	Contractor Licensing	Roberts	Would require residential general contractors to become licensed.		Public Hearing 4-17-25, 1:15 pm – HED WS – Thursday, 5.1.25, 1 pm	<u>1226</u>
<u>1232</u>	Radon Testing	Rudnicki	Would require receipt of a radon permit for new commercial and residential construction and for improvements that require a building permit.	Oppose	Public Hearing 4-17-25, 1:15 pm – HED WS – Tuesday, 4.22.25, 2 pm and Thursday 4.24.25, 1:30 pm	<u>1232</u>

1246	Impact Fees	Gere	Would charge DECD and GOPIF with a working group to study impact fees.	Support w/ amendments	PH – Tuesday, 4.25.25, 1 pm – HED WS – Monday, 4.29.25, 1 pm	1246
1247	Dimensional Standards	Gere	Sets dimensional standards for areas where there is public sewer and water and for areas where there is septic. Also, minimum lot size to require not more than 5,000 sq. feet for a dwelling unit.	Support	PH – Friday, 4.25.25, 9 am WS – Tuesday, 5.6.25, 1 pm	1247
1272	ADU's, Subdivision	Fecteau	This bill would allow up to 5 lots or units before subdivision trigger. Also makes changes to increase allowance for ADU's.	Support	PH – Friday, 4.25.25, 9 am WS – Tuesday, 5.6.25, 1 pm	1272
1287	Housing Stability Fund	Daughtry	Establishes Maine Housing Stability Fund with a \$1.9 million allocation per year for the upcoming biennium.	Support	PH – Friday, 4.25.25, 9 am WS – Thursday, 5.1.25, 1 pm	1287
1338	Surplus property list	Sachs	Would direct state agencies to alert MRLB regarding surplus property.	Support	PH – Thursday, 4.24.25, 1 pm – HED WS – Thursday, 5.1.25, 1 pm	1338
1375	Barriers to Construction	Curry	Regulatory barriers to housing construction.	Support w/ amendments	PH – Friday, 4.25.25, 9 am WS – Thursday, 5.1.25, 1 pm	1375
1385	Grant awards transportation tied to housing	Gere	Would enable DOT to consider municipality's past and future plans on housing as positive consideration for awarding of discretionary grants.	Support w/ possible amendments	PH – Friday, 4.25.25, 9 am	1385
1396	MEREDA Subdivision	Roberts	MEREDA subdivision bill	Support!	PH – Friday, 4.25.25, 9 am WS – Tuesday, 5.6.25, 1 pm	1396
1419	Sales tax off-site	Bennett	Would extend sales tax exemption for housing constructed off-site for parity with on-site.	Support	Public Hearing 4-16-25, 1:00 pm Taxation	1419

<u>1424</u>	Housing bond and income limits increase	Daughtry	\$10 million bond for MSHA to finance workforce housing in opportunity zones and increase eligibility under affordable homeownership program from 120% to 150% outside of Cumberland, Sagadahoc and York.	Support	Public Hearing 4-10-25, 1:00 pm <u>Appropriations and Financial Affairs</u>	<u>1424</u>
<u>1453</u>	Manufactured Housing Working Group	Bennett	Establish working group to study potential of manufactured housing technologies to reduce housing costs and accelerate production.	Support	PH – Friday, 4.25.25, 9 am WS – Thursday, 5.1.25, 1 pm	<u>1453</u>
<u>1458</u>	Solar and Wind compensation fees	Hickman	Would change calculation of compensation fee for renewable projects to be equal to average value of undeveloped land occupied by development project. Would also set certain wildlife habitat specifications for adverse effect (sea bird nesting, significant vernal pools, deer habitat, waterfowl habitat etc.,).	Oppose	Public Hearing 4-14-25, 10:00 am <u>Environment and Natural Resources</u>	<u>1458</u>
<u>1464</u>	Alternative Municipal Tax Assessment	Malon	Would allow assessor to differentiate between value of land and value of buildings and other improvements.	Oppose	Referred To: Taxation , 4-8-25	<u>1464</u>
<u>1498</u>	Impact Fee Limitation	Faulkingham	Would 1) Limit fees to improvements on or abutting project land; 2) require municipality to have a policy document about how municipality determines if there is an infrastructure improvement necessary and how	Support	PH – Tuesday, 4.22.25, 1 pm – HED WS – Monday, 4.29.25, 1 pm	<u>1498</u>

			the developer's share of costs is set; and 3) requires muni to demonstrate that the infrastructure project is necessary to accomplish development and that the impact fee is proportionate to the infrastructure project. Finally, fee must be set for schedule to spend within 180 days of receipt.			
1514	Real Estate Appraisal Board	Roberts	Would change public members to members actively engaged in real estate related activity and add one member who is a licensed residential appraiser. Also increases scope to any 4+ unit valued at less than \$400k.		Referred To: Labor , 4-8-25	1514
1534	Municipal landlord/tenant law	Bailey	Permits muni to adopt law to regulate rent increase limits and eviction protections.		PH – Friday, 4.25.25, 9 am WS – Thursday, 5.1.25, 1 pm	1534
1569	Alternative Assessment	Ankeles	Would allow differential mill rates and classification ratios of property according to use.		PH – Friday, 4.25.25, 9 am WS – Thursday, 5.1.25, 1 pm	1569
1610	Assessment Constitutional Amendment	Ankeles	Constitutional amendment to allow land value to be determined separate from building value.		Referred To: Taxation , 4-11-25	1610
1628	Exterior Lights	Quint	Expressly permit muni to adopt ordinance on exterior lighting so as to avoid undue annoyance or adverse effect on a member of the public or enjoyment of property.		Referred To: State and Local Government , 4-11-25	1628
1657	Affordable Housing TIF	Kuhn	Expands TIF to allow revenue to be used for affordable housing by	Support	Referred To: Taxation , 4-15-25	1657

			adding project costs and including costs of sale, purchase, financial support and administration of municipal loan or grant program to assist qualifying purchasers of affordable housing.			
1662	MUBEC 10,000	Soboleski	Adopt MUBEC threshold of 10,000 residents or more.	Oppose	Referred To: Housing and Economic Development , 4-15-25	1662

Elizabeth Frazier
PIERCE ATWOOD LLP

Merrill's Wharf
254 Commercial Street
Portland, ME 04101
PH 207.791.1155
FAX 207.791.1350

157 Capitol Street
Suite 3
Augusta, ME 04330
PH 207.622.6311
FAX 207.629.5955

efrazier@PierceAtwood.com

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