

| LD                      | TITLE  | SPONSOR            | SUMMARY   | COMMITTEE | MEETING/<br>LAST ACTION            | DATE     | TIME    | OUTCOME |
|-------------------------|--|--------------------|---|-----------|------------------------------------|----------|---------|---------|
| <a href="#">LD 916</a>  | An Act to Promote Investment in Housing (Carried Over)   | Rep. Gere (D)      | This bill is a concept draft that proposes to promote investment in the development of housing in this State by offering tax abatements to corporate entities that donate to community development financial institutions that support housing development in this State.   | HED       | PH                                 | 02/17/26 | 1:00 PM |         |
| <a href="#">LD 2164</a> | An Act to Assist Communities with Converting Vacant School Buildings into Housing                                  | Rep. Gere (D)      | This bill establishes the Vacant School Housing Conversion Program within the Maine Redevelopment Land Bank Authority. The program provides technical and financial assistance to municipalities seeking to develop vacant school buildings into properties that provide residential housing, including units dedicated as affordable housing. The bill also establishes the Maine School Conversion Fund, which is used to support the development of vacant school buildings. The bill provides for an ongoing annual appropriation of \$5 million to the fund. The redevelopment authority administers the fund, and the fund's uses are limited to supporting development of vacant school buildings in municipalities that have memoranda of understanding with the redevelopment authority that it will act on behalf of the municipality to manage requests for proposals from entities seeking to develop the property. Finally, the bill requires the redevelopment authority to submit an annual report to the joint standing committee of the Legislature having jurisdiction over housing matters regarding the program.  | HED       | PH                                 | 02/10/26 | 1:00 PM |         |
| <a href="#">LD 2173</a> | An Act to Update the Laws Regarding Housing Developments and Accessory Dwelling Units (EMERGENCY)                  | Rep. Collamore (R) | <p>This bill modifies provisions of law related to housing development and regulation in the following ways:</p> <ol style="list-style-type: none"> <li>1. It clarifies requirements related to fire protection in accessory dwelling units.</li> <li>2. It modifies provisions governing rate of growth ordinances to require that such an ordinance set the number of building or development permits for new residential dwellings at 130% or more of the mean number of total permits issued for new residential dwellings within a municipality during the 5 years immediately prior. It also provides that a municipality may not enforce certain growth ordinances and that a growth ordinance may not require a development permit for affordable housing. It also establishes requirements related to the limit a municipality may place on the number of development permits issued per project or per common scheme of development in a designated growth area.</li> <li>3. It modifies the provision of law that allows certain affordable housing developments to exceed municipal height restrictions and establishes a new implementation date by which municipalities must apply the requirements with respect to height restrictions as modified by this legislation. It also clarifies that the implementation date established in Public Law 2023, chapter 192 now applies only to density requirements, not height restrictions. The changes to these implementation dates do not apply until July 1, 2026 for municipalities for which ordinances may be enacted by the municipal officers without further action or approval by the voters of the municipality and July 1, 2027 for all other municipalities. The bill replaces cross-references to the implementation date in current law.</li> <li>4. It provides that municipalities may not require minimum subsurface wastewater disposal standards for housing structures, affordable housing developments and accessory dwelling units other than what is required by the Department of Health and Human Services rules for subsurface wastewater disposal.</li> <li>5. It modifies provisions of law that place limitations on municipal ordinances that</li> </ol> | HED       | PH                                 | 02/10/26 | 1:00 PM |         |
| <a href="#">LD 2182</a> | An Act to Implement a Recommendation of the Commission to Recommend Methods for Preventing Deed Fraud in the State | Sen. Carney (D)    | The bill provides that, beginning January 1, 2027, a real estate brokerage agency may not enter into a brokerage agreement with a seller or provide any services to a seller of real property unless the real estate broker or an associate real estate broker or a real estate sales agent employed by or on behalf of the real estate brokerage agency has verified the identity of the seller in accordance with the requirements set forth in rules adopted by the Department of Professional and Financial Regulation, Office of Professional and Occupational Regulation, Real Estate Commission. It also provides that, beginning January 1, 2027, a settlement agent may not conduct a settlement involving vacant land or residential real estate in the State unless the settlement agent has verified the identity of the seller in accordance with the requirements set forth in rules adopted by the Superintendent of Consumer Credit Protection within the department. The bill directs the commission and the superintendent to consult prior to the adoption or amendment of the rules concerning the verification of seller identity.   | HED       | Unfinished<br>Business -<br>Senate | 02/03/26 | -       |         |

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| <a href="#">LD 2077</a> | An Act to Reduce the Cost of Purchasing a Home by Providing Grants to Reduce Mortgage Rates  | Rep. Farrin (D)  | This bill: 1) Requires the Maine State Housing Authority to administer a program to provide grants of up to \$15,000 to persons with low income and moderate income for the purpose of decreasing the rate of a mortgage loan used to purchase an owner-occupied single-family residence. Current law allows the authority to refinance existing loans for the purpose of lowering mortgage payments or making home improvements for persons with low income; and 2) Allows a taxpayer an income tax deduction for payments made to purchase private mortgage insurance for that taxpayer's primary residence located in Maine.   | HED       | WS                      | 01/29/26 | -    | OTP-AM/<br>OTP-AM/<br>ONTP |
| <a href="#">LD 1921</a> | An Act to Create a Statewide Housing Resolution Board (Carried Over)   | Rep. Gere (D)    | Creates a housing resolution board; no other provisions   | HED       | WS                      | 01/27/26 | -    | OTP-<br>AM/ONTP            |
| <a href="#">LD 2057</a> | An Act to Support Rehabilitation and Development of Affordable Manufactured Housing Communities  | Sen. Curry (D)   | This bill amends the laws governing Maine State Housing Authority construction loans to allow the authority to make loans to privately owned or cooperative-owned manufactured housing communities and mobile home parks for the rehabilitation or development of additional home sites. It also allows the authority to make a whole construction loan without using an escrow agent if a housing construction project's financing requires the authority to issue tax-exempt bonds to generate automatic federal low-income housing tax credits.  | HED       | WS                      | 01/27/26 | -    | OTP-AM/<br>OTP-AM          |
| <a href="#">LD 2079</a> | An Act to Amend the Laws Governing Municipal Reporting on residential Buildings  | Rep. Gere (D)    | This bill amends the municipal housing information that must be provided to the Maine Office of Community Affairs by municipalities with 4,000 or more residents. It also changes the timing of the report and directs the office to encourage municipalities with fewer than 4,000 residents to report the same information.   | HED       | WS                      | 01/27/26 | -    | OTP/ONTP                   |
| <a href="#">LD 2127</a> | An Act to Increase the Cap on Bonds Issued by the Maine State Housing Authority to Reflect Current Housing Production Needs in the State | Sen. Curry (D)   | This bill increases from \$3,000,000,000 to \$4,000,000,000 the cap on certain mortgage purchase bonds issued by the Maine State Housing Authority.   | HED       | WS                      | 01/27/26 | -    | OTP-AM                     |
| <a href="#">LD 2116</a> | An Act to Make Permanent the Affordable Housing Income Tax Credit  | Rep. Rana (D)    | This bill removes the provision of law that terminates the income tax credit for affordable housing on December 31, 2028.   | TAX       | PH                      | 01/21/26 | -    |                            |
| <a href="#">LD 1926</a> | An Act to Require Increased Housing Density or Lower Minimum Lot Sizes for Workforce Housing (Carried Over)                              | Rep. Stover (D)  | WIN Act. 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. | HED       | WS                      | 01/20/26 | -    | ONTP/OTP-<br>AM            |
| <a href="#">LD 1247</a> | Dimensional Standards (Carried Over)   | Rep. Gere (D)    | 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.   | HED       | Reported Out            | 01/14/26 | -    | ONTP                       |
| <a href="#">LD 1226</a> | Contractor Licensing (Carried Over - SAT)  | Rep. Roberts (D) | Would require residential general contractors to become licensed.   | HED       | Carried Over<br>(SAT)   | 06/25/25 | -    |                            |