

LD	TITLE	SPONSOR	SUMMARY	COMMITTEE	MEETING/ LAST ACTION	DATE	TIME	OUTCOME	NOTES
LD 916	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	WS	03/03/26	1:30 PM	OTP-AM	-
LD 1226	Contractor Licensing (Carried Over - SAT)	Rep. Roberts (D)	Would require residential general contractors to become licensed.	HED	Carried Over (SAT)	06/25/25			
LD 1247	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 ONTP	01/14/26		Dead	
LD 1921	An Act to Create a Statewide Housing Resolution Board (Carried Over)	Rep. Gere (D)	Creates a housing resolution board; no other provisions	HED	Senate Engrossed as Amended by Cmte Amd A	03/03/26	-	-	3-5-26 House Action: Emergency Finally Passed 73-58 - Failed
LD 1926	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	Reported Out ONTP	02/25/26	-	Dead	
LD 2057	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/ OTP-AM	
LD 2077	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	10:30 AM	OTP-AM/ OTP-AM/ ONTP	
LD 2079	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	1:00 PM	OTP/ONTP	
LD 2116	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	1:00 PM		
LD 2127	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	Senate Engrossed as Amended by Cmte Amd A	03/03/26	-	-	

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LD 2164	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	WS	03/03/26	1:30 PM	OTP-AM/ ONTP	
LD 2173	An Act to Update the Laws Regarding Housing Developments and Accessory Dwelling Units (EMERGENCY)	Rep. Collamore (R)	This bill modifies provisions of law related to housing development and regulation in the following ways: 1. It clarifies requirements related to fire protection in accessory dwelling units. 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. 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. 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. 5. It modifies provisions of law that place limitations on municipal ordinances that	HED	WS	03/10/26	1:30 PM		
LD 2182	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	WS	03/11/26	10:00 AM		This bill is reported out by the Joint Standing Committee on Judiciary to implement a recommendation of the Commission to Recommend Methods for Preventing Deed Fraud in the State established by Resolve 2025, chapter 104.

LD	TITLE	SPONSOR	SUMMARY	COMMITTEE	MEETING/ LAST ACTION	DATE	TIME	OUTCOME	NOTES
LD 2210	An Act to Clarify Board of Environmental Protection Procedures Regarding Appeals of Licensing or Permitting Decisions of the Commissioner of Environmental Protection	Rep. Doudera (D)	This bill, which is reported out by the Joint Standing Committee on Environment and Natural Resources pursuant to the Maine Revised Statutes, Title 3, section 955, subsection 4, implements recommendations resulting from the committee's review of the Board of Environmental Protection under the State Government Evaluation Act. The bill amends procedures of the Board of Environmental Protection regarding appeals of licensing or permitting decisions of the Commissioner of Environmental Protection as follows. 1. It specifies the composition of the record to be considered by the board in deciding an appeal of a final license or permit decision of the commissioner. 2. It clarifies that an appellant to a final license or permit decision must include in the appeal all information required by rule of the board. 3. It clarifies the persons that may offer proposed supplemental evidence in an appeal proceeding before the board and the circumstances under which that evidence may be submitted to the board and provides that it is the chair of the board that determines the admissibility of that evidence. 4. It codifies a longstanding practice of the DEP to allow a licensee or permittee, if the licensee or permittee is not an appellant to a final license or permit decision, to submit to the board a written response to the merits of the appeal.	ENR	WS	03/03/26	1:30 PM	OTP-AM	The committee has not taken a position on the substance of the bill and, by reporting this bill out, the committee is not suggesting and does not intend to suggest that it agrees or disagrees with any aspect of this bill. The committee is reporting the bill out for the sole purpose of obtaining a printed bill that can be referred to the committee for a public hearing and subsequent committee action in the normal course.
LD 2212	An Act Making Supplemental Appropriations and Allocations from the General Fund and Other Funds for the Expenditures of State Government and Changing Certain Provisions of the Law Necessary to the Proper Operations of State Government for the Fiscal Years Ending June 30, 2026 and June 30, 2027	Rep. Gattine (D)	Part RRR (plans review at Fire Marshal ; manufactured housing) Part N (Pass-through entity tax) Part O (eliminating BETR) Part T (housing funding)	AFA	WS	03/04/26	10:00 AM		
LD 2213	An Act Making Supplemental Allocations from the Highway Fund and Other Funds for the Expenditures of State Government and Changing Certain Provisions of the Law Necessary to the Proper Operations of State Government for the Fiscal Years Ending June 30, 2026 and June 30, 2027	Rep. Crafts (D)	Concept draft. Proposes to make supplemental allocations from the Highway Fund and other funds for the expenditures of State Government and change certain provisions of the law necessary to the proper operations of State Government for the fiscal years ending June 30, 2026 and June 30, 2027, as submitted by the Governor pursuant to the Maine Revised Statutes, Title 5. Documents submitted by the Governor: https://legislature.maine.gov/12584 .	TRA	WS WS	03/10/26 03/12/26	1:00 PM 1:00 PM		
LD 2223	An Act to Increase Funding for Construction Plan Reviews and Clarify Rule-making Authority for Municipal Reviews of Development	Rep. Hasenus (D)	This bill is reported out by the Joint Standing Committee on Criminal Justice and Public Safety to implement statutory changes recommended by the Department of Public Safety, Office of the State Fire Marshal pursuant to Resolve 2025, chapter 103. The bill permits the Commissioner of Public Safety to adopt rules regarding registering municipalities that have authority to issue construction permits and requires that a municipality must comply with these rules as a condition of their registration. The bill also modifies the permitting requirement for fire sprinkler contractors. Current law requires a fire sprinkler contractor to obtain a permit from the commissioner prior to construction. The bill adds the option of obtaining that permit from a registered municipality. The bill increases the fee for new construction, reconstruction, repairs or renovations from 1.5/10 of 1% of the cost to construct or reconstruct the portion of the project that is subject to State Fire Marshal review to 1/5 of 1% of that cost. The bill provides funding for 2 public safety inspector positions within the Office of the State Fire Marshal.	CJPS	WS	03/11/26	9:45 AM		The committee has not taken a position on the substance of the bill, and by reporting 11 this bill out, the committee is not suggesting and does not intend to suggest that it agrees 12 or disagrees with any aspect of this bill. The committee is reporting the bill out for the sole 13 purpose of obtaining a printed bill that can be referred to the committee for a public hearing 14 and subsequent committee action in the normal course.

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LD 2224	An Act to Reduce Certain Costs Associated with Residential Construction	Sen. Curry (D)	This bill is reported out by the Joint Standing Committee on Housing and Economic Development pursuant to Resolve 2025, chapter 64 to implement the recommendations of the working group to address regulatory barriers to housing construction. The bill directs: 1. The Department of Public Safety, Office of the State Fire Marshal to update state standards to comply with the 2025 edition of the National Fire Protection Association 72: National Fire Alarm and Signaling Code; 2. The Department of Public Safety, Office of the State Fire Marshal to convene a working group to study the housing and life safety impacts of residential fire sprinklers and explore ways to lower associated costs and to submit a report on the stakeholder group's findings and recommendations, including proposed legislation, to the joint standing committee of the Legislature having jurisdiction over housing matters; 3. The Director of the Office of Professional and Occupational Regulation within the Department of Professional and Financial Regulation to report by January 15, 2027 to the joint standing committee of the Legislature having jurisdiction over housing matters on the status of the adoption of rules for the elevator and tramway safety program. The bill also excludes from the Maine Uniform Building and Energy Code the 2021 edition of International Building Code requirements that elevators must have a 2-way communication system and smoke partitions. The committee has not taken a position on the substance of this bill. By reporting this bill out, the committee is not suggesting and does not intend to suggest that it agrees or disagrees with any aspect of this bill. The committee is reporting the bill out for the sole purpose of having a bill printed that can be referred to the committee for an appropriate public hearing and subsequent processing in the normal course. The committee is taking this action to ensure clarity and transparency in the legislative review of the proposals contained in the bill.	HED	WS	03/11/26	10:00 AM		
LD 2225	An Act to Support Municipal Enforcement of Residential Construction Laws, Codes and Regulations	Sen. Curry (D)	This bill is reported out by the Joint Standing Committee on Housing and Economic Development pursuant to Resolve 2025, chapter 64. The bill implements the recommendations of the working group to address regulatory barriers to housing construction by: 1. Adding the International Code Council and Modular Building Institute 1200-2021 Standard for Off-site Construction: Planning, Design, Fabrication and Assembly to the list of codes that make up the Maine Uniform Building and Energy Code; 2. Establishing consistency for when updates to the Maine Uniform Building and Energy Code and other similar codes go into effect; 3. Amending the training requirements for code enforcement officers to include training on industrialized housing; 4. Directing the Maine Office of Community Affairs, through the Housing Opportunity Program, to conduct a 3-year pilot project to promote, incentivize and support the adoption of regionalized approaches to code enforcement by municipalities; and 5. Increasing from 4¢ to 6¢ per square foot the surcharge on the plan review fee. The surcharge is deposited into the Uniform Building Codes and Standards Fund.	HED	WS	03/11/26	10:00 AM		The committee has not taken a position on the substance of this bill. By reporting this bill out, the committee is not suggesting and does not intend to suggest that it agrees or disagrees with any aspect of this bill. The committee is reporting the bill out for the sole purpose of having a bill printed that can be referred to the committee for an appropriate public hearing and subsequent processing in the normal course. The committee is taking this action to ensure clarity and transparency in the legislative review of the 12 proposals contained in the bill.