

MAINE STATE LEGISLATURE

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132nd MAINE LEGISLATURE

FIRST SPECIAL SESSION-2025

Legislative Document

No. 1522

H.P. 1007

House of Representatives, April 8, 2025

An Act to Establish the Maine Eviction Prevention Program

Reference to the Committee on Housing and Economic Development suggested and ordered printed.

A handwritten signature in cursive script that reads "Robert B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative RANA of Bangor.
Cosponsored by Senator INGWERSEN of York and
Representatives: GATTINE of Westbrook, GOLEK of Harpswell, MEYER of Eliot, STOVER
of Boothbay.

1 Be it enacted by the People of the State of Maine as follows:

2 Sec. 1. 30-A MRSA c. 201, sub-c. 15 is enacted to read:

3 **SUBCHAPTER 15**

4 **MAINE EVICTION PREVENTION PROGRAM**

5 **§4994-D. Maine Eviction Prevention Program**

6 The Maine Eviction Prevention Program, referred to in this section as "the program,"
7 is established within the Maine State Housing Authority to provide rental assistance to
8 individuals.

9 **1. Eligibility; income.** The Maine State Housing Authority shall establish and
10 administer eligibility criteria and application requirements for participation in the program
11 consistent with the requirements under this subchapter. A program applicant's income may
12 not exceed 60% of the area median income, adjusted for family size, in accordance with
13 federal standards generally accepted as of the effective date of this subchapter and
14 comparable to the standards of the United States Department of Housing and Urban
15 Development.

16 **2. Rental assistance.** A participant in the program is eligible to receive assistance to
17 cover any rental arrears. In addition, a participant in the program who pays over 30% of
18 that participant's income in rent must receive additional assistance for up to 12 months.

19 **3. Assistance priority.** Rental assistance under this subchapter must be awarded in
20 the following order of priority:

21 A. As the first priority, participants who have received a summons and complaint for
22 forcible entry and detainer;

23 B. As the 2nd priority, participants who receive an eviction notice for nonpayment of
24 rent; and

25 C. As the 3rd priority, participants who pay over 30% of their income in rent.

26 **4. Payment requirement.** A participant in the program is required to pay 30% of the
27 participant's income toward the participant's rental obligation.

28 **5. Rent requirement.** A participant in the program must reside in a rental unit in
29 which the rent is at or below 125% of the fair market rent established by the United States
30 Department of Housing and Urban Development pursuant to 24 Code of Federal
31 Regulations, Section 888.113 for the household size in the area in which the rental unit is
32 located.

33 **6. Eviction for cause.** A landlord may evict a program participant only for cause
34 during any month rental assistance is paid by the program.

35 The Maine State Housing Authority shall adopt rules to implement the provisions of
36 this subchapter. Rules adopted pursuant to this paragraph are routine technical rules as
37 defined in Title 5, chapter 375, subchapter 2-A.

Sec. 2. Appropriations and allocations. The following appropriations and allocations are made.

HOUSING AUTHORITY, MAINE STATE

Stable Home Fund Z405

Initiative: Provides additional ongoing funds to continue the Maine Eviction Prevention Program.

GENERAL FUND	2025-26	2026-27
All Other	\$25,000,000	\$25,000,000
GENERAL FUND TOTAL	<u>\$25,000,000</u>	<u>\$25,000,000</u>