

MAINE STATE LEGISLATURE

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LAWS
OF THE
STATE OF MAINE

AS PASSED BY THE

ONE HUNDRED AND THIRTY-SECOND LEGISLATURE

FIRST REGULAR SESSION
December 4, 2024 to March 21, 2025

FIRST SPECIAL SESSION
March 25, 2025 to June 25, 2025

THE GENERAL EFFECTIVE DATE FOR
FIRST REGULAR SESSION
NONEMERGENCY LAWS IS
JUNE 20, 2025

THE GENERAL EFFECTIVE DATE FOR
FIRST SPECIAL SESSION
NONEMERGENCY LAWS IS
SEPTEMBER 24, 2025

PUBLISHED BY THE REVISOR OF STATUTES
IN ACCORDANCE WITH THE MAINE REVISED STATUTES ANNOTATED,
TITLE 3, SECTION 163-A, SUBSECTION 4.

Augusta, Maine
2025

CHAPTER 359
H.P. 998 - L.D. 1514

**An Act to Change the Laws
Regarding Real Estate
Appraisers**

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

Sec. 1. 32 MRSA §14011, sub-§2, as amended by PL 2007, c. 402, Pt. GG, §3, is further amended to read:

2. Members. The board consists of ~~7~~ 9 members appointed by the Governor. Each member must be a resident of this State. The board consists of:

A. Two public members as defined in Title 5, section 12004-A; ~~and~~

B. Five members who hold valid appraiser licenses, including at least one member who holds a certified general license; ~~and one member who holds a certified residential real property appraiser license;~~

C. One member who is actively engaged in the business of real estate brokerage as defined in section 13001, subsection 2; and

D. One member who is actively engaged in the business of banking, including lending for the purpose of buying real property, or who is actively engaged in the mortgaging of real property as governed by Title 33, chapter 9.

Sec. 2. 32 MRSA §14037, sub-§1, as enacted by PL 2005, c. 518, §8, is amended to read:

1. Scope of license. For federally related transactions, a residential real property appraiser license entitles the holder to appraise noncomplex residential property of one to 4 units ~~having a transaction value of less than \$1,000,000~~ and complex residential property of one to 4 units ~~having a transaction value of less than \$250,000 as specified in the criteria adopted and published by the appraiser qualifications board in effect at the time of the transaction.~~ For purposes of this section, "complex residential property of one to 4 units" means property that is atypical based on the nature of the property, the form of ownership or the market conditions. For nonfederally related transaction appraisals, "transaction value" means market value. A residential real property appraiser license entitles the holder to appraise vacant or unimproved land that is used for one to 4 family purposes or for which the highest and best use is for one to 4 family purposes. A residential real property appraiser license does not entitle the holder to appraise subdivisions for which a development analysis and appraisal is necessary.

Sec. 3. Transition. Notwithstanding the Maine Revised Statutes, Title 32, section 14011, subsection 2,

a member of the Department of Professional and Financial Regulation, Board of Real Estate Appraisers serving on the effective date of this Act continues to serve until the expiration of that member's term.

See title page for effective date.

CHAPTER 360
H.P. 1119 - L.D. 1684

**An Act to Implement
Additional Criteria and
Processes for the Supervised
Community Confinement
Program**

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

Sec. 1. 34-A MRSA §3036-A, sub-§2-A, ¶B, as enacted by PL 2021, c. 376, §3, is amended to read:

B. The process must reflect best practices for evaluating the likelihood of a prisoner's completion of supervised community confinement if transferred and must provide guidance to department staff as to how to apply the established criteria when conducting the evaluation. The process must require, when information is obtained by the department from persons in the community for the purpose of determining whether to approve a prisoner for transfer to supervised community confinement, that those persons be informed of the prisoner's fulfillment of expectations as to conduct, fulfillment of expectations as to work, education, and rehabilitation programs assigned in the case plan and other rehabilitative efforts and accomplishments. The process must include consideration of any information provided by the Office of Victim Services, as established in section 1214, and, if requested by the office, allow for an extension of time necessary for the office to make additional good faith efforts to contact any victims of the crimes for which the prisoner is incarcerated. The process must include an evaluation of whether the proposed supervised community confinement plan is responsive to reasonable safety concerns raised by persons in the community, including any victims of the crimes for which the prisoner is incarcerated. The process must also include the right of a prisoner who is eligible for transfer to supervised community confinement as provided in subsection 2 but who has not been approved for transfer to appeal that determination to the commissioner.

Sec. 2. 34-A MRSA §3036-A, sub-§2-B is enacted to read:

2-B. Additional process for prisoners incarcerated for crime committed against family or household member or dating partner. In addition to the