

# MAINE STATE LEGISLATURE

The following document is provided by the  
**LAW AND LEGISLATIVE DIGITAL LIBRARY**  
at the Maine State Law and Legislative Reference Library  
<http://legislature.maine.gov/lawlib>



Reproduced from electronic originals  
(may include minor formatting differences from printed original)

**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 364**  
**H.P. 644 - L.D. 997**

**An Act to Allow Residential  
Use Development in  
Commercial Districts**

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

**Sec. 1. 30-A MRSA §4364-C, sub-§3**, as amended by PL 2023, c. 536, §1, is repealed.

**Sec. 2. 30-A MRSA §4364-D** is enacted to read:

**§4364-D. Residential units in areas zoned for commercial use**

A municipality shall allow residential units within buildings located in an area zoned for commercial use, including, but not limited to, buildings that are vacant or partially vacant retail property, except when a municipality determines that flooding or other natural hazards in the zone makes a building located in an area zoned for commercial use unfit for residential use. For purposes of this section, "commercial use" means the use of lands, buildings or structures the intent or result of which is the production of income from the buying or selling of goods or services. "Commercial use" does not include a home-based business, the rental of a single dwelling unit on a single lot or incidental sales of goods or services as may be allowed by permit or standard.

**1. Allowable limitation on residential units in areas zoned for commercial use.** An ordinance adopted by a municipality that regulates the establishment of residential units in an area zoned for commercial use may establish standards that limit the number of residential units in a commercial development.

**2. Allowable requirement for commercial use on ground floor.** An ordinance adopted by a municipality that regulates the establishment of residential units in an area zoned for commercial use may require the ground floor of a building containing residential units to be restricted for commercial use.

**3. Allowable siting and design requirements for residential units in areas zoned for commercial use.** A municipality may adopt an ordinance regulating the siting and design of a residential or mixed-use development established in an area zoned for commercial use as long as the ordinance, alone or in combination with other siting and design ordinances, does not discourage the development through unreasonable costs or delays.

**4. Prohibited limitations on residential development.** An ordinance adopted by a municipality that regulates residential development in an area zoned for commercial use may not contain restrictions or limitations more stringent than the restrictions or limitations contained in section 4364, 4364-A or 4364-B.

**5. Health and safety requirements.** This section is not intended to reduce or change health or safety requirements applicable to residential units located in a municipality.

**6. Rulemaking.** The state agency responsible for administering the Housing Opportunity Program established in Title 5, section 13056-J may adopt rules to administer and enforce this section. Rules adopted pursuant to this subsection are routine technical rules as defined in Title 5, chapter 375, subchapter 2-A.

**7. Implementation.** A municipality must comply with the requirements of this section beginning July 1, 2027.

See title page for effective date.

**CHAPTER 365**  
**H.P. 1184 - L.D. 1765**

**An Act to Ensure Affordability  
and Stability in Residential  
Housing and in Manufactured  
Housing Communities**

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

**Sec. 1. 10 MRSA §9082**, as amended by PL 2017, c. 210, Pt. B, §29, is further amended to read:

**§9082. License required**

A person may not conduct, control, manage or operate, for compensation, directly or indirectly, any manufactured housing community unless licensed by the board. Licenses issued must be displayed in a place readily visible to customers or other persons using a licensed establishment.

Any person desiring a license shall submit satisfactory evidence, in a form acceptable to the board, of that person's ability to comply with the minimum standards of this subchapter and all rules adopted under this subchapter.

An applicant for a license to operate a manufactured housing community shall include the following information with the license application:

**1. Applicant's name.** The applicant's legal name;

**2. Parent or subsidiary corporation.** The legal name of all parent or subsidiary corporations of the applicant and companies owned by the applicant;

**3. Number of sites in manufactured housing community to be licensed.** The number of sites in the manufactured housing community to be licensed;