

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Sec. 1. 30-A MRSA §4364-C, sub-§3, as amended by PL 2023, c. 536, §1, is repealed.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

4. Number of sites in manufactured housing community occupied. The number of sites in the manufactured housing community occupied as of the date of the application, if any;

5. Lot rent. The minimum and maximum lot rent in effect as of the date of the application, if any;

6. Age or income requirements. Age or income requirements for homeowners living in the manufactured housing community;

7. Seasonal. Whether the manufactured housing community is seasonal; and

8. Common expenses. The most common expenses included in the calculation of rent and fees, such as pet fees, vehicle fees, ground maintenance costs, snow removal costs, trash pickup costs, laundry facility costs and the cost of providing additional storage.

Sec. 2. Office of Policy Innovation and the Future to design strategies; report. The Office of Policy Innovation and the Future, established in the Maine Revised Statutes, Title 5, section 3102, shall:

1. Develop a model rent stabilization ordinance for use by municipalities and post the model ordinance on the office's publicly accessible website;

2. Identify barriers to and solutions for building residential dwelling units in vacant lots;

3. Explore opportunities to provide technical and financial support to manufactured housing community homeowners to maintain the affordability of rent and fees within the community;

4. Recommend ways to proactively support manufactured housing community homeowners who seek to form a cooperative or other organization or align with a nonprofit organization to purchase the homeowners' housing community; and

5. Evaluate traditional mortgages as a financing option for manufactured housing community homeowners who wish to purchase their manufactured housing community.

In conducting activities required by this section, the Office of Policy Innovation and the Future may work with other state agencies or interested parties.

By December 31, 2025, the office shall submit a report to the Joint Standing Committee on Housing and Economic Development with the results of the work required in this section. The committee may report out legislation based on the report to the Second Regular Session of the 132nd Legislature.

See title page for effective date.

CHAPTER 366

H.P. 1238 - L.D. 1854

An Act to Require the Board of Counseling Professionals Licensure, Board of Dental Practice, Board of Speech, Audiology and Hearing, Board of Occupational Therapy Practice, State Board of Social Worker Licensure, Board of Osteopathic Licensure and Board of Licensure in Medicine to Obtain Fingerprint-based Federal Bureau of Investigation Criminal Background Checks for Initial Applicants and Licensees Seeking Compact Privileges

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

Sec. 1. 25 MRSA §1542-A, sub-§1, ¶CC is enacted to read:

CC. Who is an applicant for licensure as an occupational therapist or an occupational therapy assistant with the Board of Occupational Therapy Practice, or who is a licensed occupational therapist or a licensed occupational therapy assistant seeking a compact privilege, as required under Title 32, section 2279-A.

Sec. 2. 25 MRSA §1542-A, sub-§1, ¶DD is enacted to read:

DD. Who is an applicant for licensure as a physician assistant with the Board of Osteopathic Licensure, or who is a licensed physician assistant seeking a compact privilege, as required under Title 32, section 2594-G.

Sec. 3. 25 MRSA §1542-A, sub-§1, ¶EE is enacted to read:

EE. Who is an applicant for licensure as a physician assistant with the Board of Licensure in Medicine, or who is a licensed physician assistant seeking a compact privilege, as required under Title 32, section 3270-H.

Sec. 4. 25 MRSA §1542-A, sub-§1, ¶FF is enacted to read:

FF. Who is an applicant for a multistate license with the State Board of Social Worker Licensure, as required under Title 32, section 7052-A.

Sec. 5. 25 MRSA §1542-A, sub-§1, ¶GG is enacted to read: