

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

3. Removal of structures. A person who violates section 3302 shall remove the violating nonwater-dependent floating structure from the internal waters that the structure was placed or used in, on or over and is responsible for all costs associated with the removal and the costs of any damage to persons or property caused by the structure's placement or use.

4. Abandoned structures. An abandoned nonwater-dependent floating structure may be removed, possessed, sold, destroyed or otherwise disposed of by the State, a municipality or other primary enforcement authority. The authority provided under this subsection does not affect the authority granted under Title 12, section 1866 related to the removal of an abandoned watercraft pursuant to that section.

§3306. Enforcement

Any person described in Title 12, section 10403 may enforce the provisions of this chapter.

§3307. Rulemaking

In consultation with the Department of Marine Resources and the Department of Inland Fisheries and Wildlife, the Department of Agriculture, Conservation and Forestry may adopt rules clarifying the application of the provisions of this chapter to watercraft, houseboats, nonwater-dependent floating structures and nonwater-dependent uses, rules clarifying or expanding the scope of the exceptions to the prohibition under section 3302 and other rules necessary for the implementation of this chapter. Rules adopted pursuant to this section are major substantive rules as defined in Title 5, chapter 375, subchapter 2-A.

Sec. 13. Report. The Department of Inland Fisheries and Wildlife shall submit, no later than February 1, 2026, a report to the Joint Standing Committee on Inland Fisheries and Wildlife with updated information on nonwater-dependent floating structures in the State and the implementation of this Act. The report may include recommendations for statutory changes. The committee may report out a bill based on the report to the Second Regular Session of the 132nd Legislature.

See title page for effective date.

CHAPTER 379

H.P. 438 - L.D. 670

An Act to Address Coercive Control in Domestic Abuse Cases

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

Sec. 1. 19-A MRSA §4102, sub-§1, ¶C, as enacted by PL 2021, c. 647, Pt. A, §3 and affected by Pt. B, §65, is amended to read:

C. Compelling a person by force, threat of force, coercion or intimidation:

- (1) To engage in conduct from which the person has a right or privilege to abstain; or
- (2) To abstain from conduct in which the person has a right to engage;

See title page for effective date.

CHAPTER 380

H.P. 486 - L.D. 744

An Act to Remove Certain Wharves and Piers from the Laws Governing the Current Use Valuation of Working Waterfront Land

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

Sec. 1. 36 MRSA §1132, sub-§11, as amended by PL 2023, c. 671, §1, is further amended to read:

11. Working waterfront land. "Working waterfront land" means a parcel of land, or a portion thereof, that fully or partially abuts water to the head of tide or land located in the intertidal zone that is used primarily or used predominantly to provide access to or support the conduct of commercial fishing activities. ~~"Working waterfront land" also includes a wharf or pier used primarily or used predominantly by persons engaged in commercial fishing activities that include, including, but not limited to, berthing and storage of a boat and the location of small fishing houses for commercial fishing gear maintenance and storage of commercial fishing gear.~~ For purposes of this subchapter, a parcel is deemed to include a unit of real estate notwithstanding the fact that it is divided by a road, way, railroad or pipeline.

See title page for effective date.

CHAPTER 381

H.P. 670 - L.D. 1041

An Act to Preserve Affordability in Publicly Assisted Housing Developments

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

Sec. 1. 30-A MRSA §4972, as repealed and replaced by PL 2023, c. 218, §3, is repealed.

Sec. 2. 30-A MRSA §4972-A is enacted to read:

§4972-A. Definitions

As used in this subchapter, unless the context otherwise indicates, the following terms have the following meanings.

1. Affordability restriction. "Affordability restriction" means, for rental housing:

A. A limitation on the rent amount that is based on the income of the person or family renting the unit compared to the area median income or to market rates for rental units in that geographic area; or

B. A limitation on the income of the person or family renting the dwelling unit.

2. Financial assistance. "Financial assistance" means funding in the form of grants, loans, rental assistance, subsidies, tax credits or other tax incentives provided by a federal, state or local government entity for which receipt is contingent upon constructing or maintaining dwelling units subject to an affordability restriction.

3. Holder. "Holder" means the Maine State Housing Authority or a municipal housing authority that holds the option to purchase a low-income rental housing project.

4. Low-income rental housing. "Low-income rental housing" means rental housing with 5 or more dwelling units in which any of the dwelling units are:

A. Subject to affordability restrictions;

B. Subject to rents that are controlled, regulated or assisted by a federal or state agency pursuant to a regulatory agreement, rental assistance agreement, restrictive covenant, mortgage or other documentation; or

C. Subject to requirements as a condition of receiving financial assistance.

Sec. 3. 30-A MRSA §4973, first ¶, as amended by PL 2023, c. 218, §4, is further amended to read:

Any person, firm or organization that owns or has a controlling interest in any low-income rental housing may not sell, transfer title, prepay a mortgage or take other action in regard to the property that would result in the termination of any ~~income eligibility restrictions, rent affordability restrictions or financial assistance designed to make a rental unit affordable to low-income or moderate income people~~ without providing notice, as outlined in subsection 1, to the tenants of that property, a tenant organization for that property, if any, the Maine State Housing Authority and, if the property is located in the area of operation of a municipal housing authority, the municipal housing authority, as provided in this section.

Sec. 4. 30-A MRSA §4973, sub-§1, as amended by PL 2023, c. 218, §4, is further amended to read:

1. Notice. The notice required by section 4973-A must be made to the tenants, a tenants' organization for the property, if any, the Maine State Housing Authority and the municipal housing authority, if any, at least 90 days prior to the owner entering into a contract for the sale or transfer or taking any action in regard to the property described in this section. Failure to provide notice as required by this subsection does not reduce the 90-day period within which the Maine State Housing Authority or the municipal housing authority, if any, may submit, in writing, the intention to pursue the option described in subsection 2.

Sec. 5. 30-A MRSA §4973, sub-§2, as amended by PL 2023, c. 218, §4, is further amended to read:

2. Option. The Maine State Housing Authority or the municipal housing authority, if any, has the option to purchase the property subject to the notice requirements of this section at its current appraised value, as determined by appraisers for the owner of the property and the holder that has stated the intention to exercise the option to purchase within 90 days of receiving the notice required by subsection 1. The municipal housing authority must have opportunity to exercise the option to purchase. The holder has the option throughout the 90-day period. Failure to exercise the option to purchase within 90 days constitutes a waiver of that option by the holder. By stating in writing its intention to pursue its option during the 90-day period, the holder has an additional 90 days, beginning on the date the appraised value is determined by the appraisers for the owner and the holder, to buy or to produce a buyer for the property. This additional 90-day period may be extended by mutual agreement between the holder and the owner of the property. The 90-day period and any agreed upon extension beginning on the date the appraised value is determined is automatically extended for any additional time required to obtain governmental approvals of any sale or transfer transaction and an additional 60 days after receipt of approval. The holder has the right to assign its option to a nonprofit corporation upon such terms as the holder may determine, including, but not limited to, requiring the assignee to agree to additional income eligibility restrictions and rental restrictions for a duration as determined by the holder.

~~A. Nothing in this~~ This section prevents is not intended to prevent an owner of the property from deciding not to sell, transfer or take other action described in this section. The withdrawal or revocation, or failure to close on a sale pursuant to the option within the time provided in this subsection, extinguishes any option held by the holder or an assignee.

Sec. 6. 30-A MRSA §4973, sub-§3, as amended by PL 2023, c. 218, §4, is further amended to read:

3. Exceptions. The holder may not possess any option when a bona fide buyer, by contract with the seller, agrees to maintain the property as low-income housing without any termination or other modification to the ~~income eligibility restrictions or rental affordability~~ restrictions or financial assistance applicable to the property. ~~The notice provisions of this section apply to this subchapter.~~

Sec. 7. 30-A MRSA §4973-A is enacted to read:

§4973-A. Notification of expiration

Any person, firm or organization that owns or has a controlling interest in any low-income rental housing shall provide notice of the expiration of any affordability restrictions or financial assistance to the tenants of that property, a tenants' organization for that property, if any, the Maine State Housing Authority and, if the property is located in the area of operation of a municipal housing authority, the municipal housing authority.

1. Notice contents. The notice required by this section must include:

- A. The address of the low-income rental housing;
- B. The name and address of the owner of the low-income rental housing;
- C. Notification of the date on which the affordability restriction or financial assistance will terminate; and
- D. Any other information as required by the Maine State Housing Authority by rule.

2. Notice timing. If the affordability restriction or financial assistance is scheduled to terminate in 2 or more years after the effective date of this section, the notice must be mailed at least 2 years before the scheduled termination. If the affordability restriction or financial assistance is scheduled to terminate less than 2 years after the effective date of this section, the notice must be mailed by November 30, 2025.

3. Notice delivery. Notice provided to the Maine State Housing Authority, a municipal housing authority, a tenant and a tenants' organization must be sent by first-class mail, return receipt requested. Notice to a tenant must also be left in or under the door of the tenant's dwelling unit.

Sec. 8. 30-A MRSA §4976, first ¶, as amended by PL 1993, c. 175, §12, is further amended to read:

Any owner or purchaser of low-income rental housing who sells, transfers title or takes other action in regard to that property that would result in the termination of financial assistance ~~designed to make a rental unit affordable to low income or moderate income people~~ shall allow the current tenants to remain in the dwelling units for 6 months from the date of sale, transfer of title or other action in regard to the property, at

the same rents or portion of the total rents charged to the tenants before that sale, transfer of title or other action in regard to the property, or the owner may relocate the tenants to comparable units with comparable rents in accordance with the procedure established by rules of the Maine State Housing Authority.

See title page for effective date.

CHAPTER 382

S.P. 545 - L.D. 1315

An Act to Authorize the Display of an Inherent Resolve Campaign Medal Decal on a Special Veterans License Plate and Authorize Certain Other Service Members to Receive Special Commemorative Decals

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

Sec. 1. 29-A MRSA §523, sub-§5, as amended by PL 2017, c. 8, §1, is further amended to read:

5. Special commemorative decals for medals, badges or ribbons awarded. The Secretary of State may issue special commemorative decals for use with special veterans registration plates to any person who served in the uniformed services of the United States Armed Forces, was honorably discharged and was awarded a medal, badge or ribbon described in paragraphs A to ~~BB CC~~ when that person's application is accompanied by the appropriate military certification verifying that the medal, badge or ribbon was awarded to the applicant. One set of commemorative decals may be issued for each set of special veterans registration plates issued under this section. One set of 2 commemorative decals must be displayed on the front and back plates. The fee for a set of commemorative decals may not exceed \$5.

Special commemorative decals may be issued to applicants awarded the following medals, badges or ribbons:

- A. Distinguished Service Cross;
- B. Navy Cross;
- C. Air Force Cross;
- D. Silver Star;
- E. Distinguished Flying Cross;
- F. Bronze Star;
- G. Soldier's Medal;
- H. Navy or Marine Corps Medal;
- I. Airman's Medal;
- J. Coast Guard Medal;

- K. Asiatic-Pacific Campaign Medal;
- L. European-African-Middle Eastern Campaign Medal;
- M. Korean Service Medal;
- N. Vietnam Service Medal;
- O. Southwest Asia Service Medal;
- P. Armed Forces Expeditionary Medal;
- Q. Kosovo Service Medal;
- R. Korea Defense Service Medal;
- S. Global War on Terrorism Medal;
- T. Iraq Campaign Medal;
- U. Afghanistan Campaign Medal;
- V. United States Army Combat Infantry Badge;
- W. United States Army Combat Medic Badge;
- X. United States Army Combat Action Badge;
- Y. United States Navy, Marine Corps or Coast Guard Combat Action Ribbon;
- Z. United States Air Force Combat Action Medal;
- AA. National Emergency Service Medal; ~~and~~
- BB. Air Medal; ~~and~~
- CC. Inherent Resolve Campaign Medal.

Sec. 2. 29-A MRSA §523, sub-§6, as enacted by PL 2001, c. 453, §2 and affected by §4, is amended to read:

6. Special commemorative decals for branches of armed forces. The Secretary of State may issue special commemorative decals for use with special veterans registration plates to any person who served in the uniformed services of the United States Armed Forces and was honorably discharged when that person's application is accompanied by the appropriate military certification verifying the applicant's service. One set of commemorative decals may be issued for each set of special veterans registration plates issued under this section. One set of 2 commemorative decals must be displayed on the front and back plate. The fee for a set of commemorative decals may not exceed \$5.

Special commemorative decals may be issued to applicants who served in the:

- A. United States Army;
- B. United States Air Force;
- C. United States Navy;
- D. United States Marine Corps; ~~or~~
- E. United States Coast Guard;
- F. United States Space Force;

G. United States Public Health Service Commissioned Corps; and

H. National Oceanic and Atmospheric Administration Commissioned Officer Corps.

Sec. 3. Appropriations and allocations. The following appropriations and allocations are made.

SECRETARY OF STATE, DEPARTMENT OF Administration - Motor Vehicles 0077

Initiative: Provides funding for medal decals and related costs.

HIGHWAY FUND	2025-26	2026-27
All Other	\$1,190	\$933
HIGHWAY FUND TOTAL	\$1,190	\$933

Administration - Motor Vehicles 0077

Initiative: Provides one-time funding for computer programming.

HIGHWAY FUND	2025-26	2026-27
All Other	\$7,056	\$0
HIGHWAY FUND TOTAL	\$7,056	\$0

SECRETARY OF STATE, DEPARTMENT OF DEPARTMENT TOTALS	2025-26	2026-27
HIGHWAY FUND	\$8,246	\$933
DEPARTMENT TOTAL - ALL FUNDS	\$8,246	\$933

See title page for effective date.

CHAPTER 383

S.P. 579 - L.D. 1423

**An Act to Improve Recycling
by Updating the Stewardship
Program for Packaging**

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

Sec. 1. 38 MRSA §2146, sub-§1, ¶C-1 is enacted to read:

C-1. "Consumer" means a single-family or multi-family residence, school, municipal or state government facility, public space or commercial business that uses or partners with a municipal or state waste management service.

"Consumer" does not include a person that manufactures products if the packaging material for those products is managed and the costs of that management are paid for by the person or by a producer, and that packaging material: