

# 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.**

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**Augusta, Maine**  
**2025**

sections 9090-A and 9094-B. The fund may accept revenue from grants, bequests, gifts or contributions from any source, public or private, including any sums that may be appropriated by the Legislature, transferred to the fund from time to time by the State Controller dedicated to the fund pursuant to law.

**Sec. 4. Department of Professional and Financial Regulation; rules.** The Department of Professional and Financial Regulation shall adopt rules to establish a method for determining the net worth of an entity, together with affiliated and related entities, claiming an exemption from the fees required by the Maine Revised Statutes, Title 10, section 9090-A, subsection 1 and 9094-B, subsection 1. The rules must include the evidence and documentation necessary for a purchaser of a manufactured housing community or a mobile home park to provide to the register of deeds when offering a deed for recordation and the record-keeping obligations of the register of deeds. When developing rules, the department shall consider whether information on the incorporation of the entity is useful. Rules adopted pursuant to this section are routine technical rules as defined in Title 5, chapter 375, subchapter 2-A.

**Sec. 5. Appropriations and allocations.** The following appropriations and allocations are made.

**HOUSING AUTHORITY, MAINE STATE**

**Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund N523**

Initiative: Provides base allocations to authorize expenditures to support ownership of manufactured housing communities and mobile home parks by owners of manufactured homes and mobile homes.

OTHER SPECIAL REVENUE FUNDS	2025-26	2026-27
All Other	\$500	\$500
OTHER SPECIAL REVENUE FUNDS TOTAL	\$500	\$500

See title page for effective date.

**CHAPTER 399**

**H.P. 1150 - L.D. 1723**

**An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fees Increases**

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

**Sec. 1. 10 MRSA §9093, sub-§2,** as repealed and replaced by PL 2023, c. 594, §1 and affected by §13, is amended to read:

**2. Increases or changes.** The mobile home park owner or operator shall give at least 30 days' written notice to all tenants before changing any rules, except that any notice of an increase in rent or fees must be consistent with the notice requirements for residential estates in section 9093-B and in Title 14, sections 6015 and section 6016.

**Sec. 2. 10 MRSA §9093-B** is enacted to read:  
**§9093-B. Manufactured housing community increase in lot rent and fees**

**1. Lot rent and fees; notice requirement.** An owner of a manufactured housing community shall provide notice of an increase in lot rent or fees no less than 90 days before the effective date of the increase to the owner of a manufactured home in the community.

**2. Notice contents.** The notice under subsection 1 must include:

A. The name, address, telephone number and e-mail address of the owner of the manufactured housing community;

B. The amount of the increase in rent or fees, in dollars, and the type of fee increased;

C. The average lot rent and fees by the type of fee, as a dollar amount, for a manufactured housing community with equivalent services and amenities in the area at the time of the notice;

D. The average lot rent, calculated pursuant to paragraph C, increased by 1% above the Consumer Price Index for the Northeast Region, or its successor index, as published by the United States Department of Labor, Bureau of Labor Statistics or its successor agency, in dollar amounts, referred to in this section as "the allowed lot rent increase";

E. The average fee for each type of fee, calculated pursuant to paragraph C, increased by 1% above the Consumer Price Index for the Northeast Region, or its successor index, as published by the United States Department of Labor, Bureau of Labor Statistics or its successor agency, in dollar amounts, referred to in this section as "the allowed fee increase"; and

F. A statement of the manufactured home owner's right to request mediation and the requirements to make a request.

**3. Request for mediation.** If the dollar amount of the proposed lot rent increase is above the allowed lot rent increase or the dollar amount of the proposed fee increase is above the allowed fee increase for the type of fee increased, owners of manufactured homes in the

housing community may request the proposed lot rent or fee increase be subject to mediation, if:

A. A number of owners representing 51% or more of the households in the community sign a written request for mediation; and

B. The written request is mailed, by certified mail, to the owner of the manufactured housing community within 90 days of the date of the notice required by subsection 1.

4. Mediation. Within 15 days of the date of the notice under subsection 3, paragraph B, the parties shall mutually select an independent 3rd-party mediator to facilitate the discussion of the proposed lot rent or fee increase. Within 30 days of the date the request for mediation was mailed under subsection 3, the parties shall meet with the mediator for the purpose of attempting to resolve the dispute. The owner of the manufactured housing community shall pay all costs for the mediator and the mediation. If the owner of the manufactured housing community acts in bad faith with respect to the request for mediation or the mediation process, the lot rent or fee increase may not take effect for at least 6 months from the date the request for mediation is mailed under subsection 3. Failure of the owner of the manufactured housing community, or the owner's authorized representative, to participate in mediation, is an example of bad faith.

For purposes of this section, "manufactured housing community" has the same meaning as in section 9081, subsection 2, except that in this section "manufactured housing community" includes a mobile home park.

See title page for effective date.

**CHAPTER 400**

**H.P. 1303 - L.D. 1944**

**An Act to Protect Individuals from the Threatened Unauthorized Dissemination of Certain Private Images, Including Artificially Generated Private Images**

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

**Sec. 1. 5 MRSA §4651, sub-§2,** as amended by PL 2017, c. 455, §1, is further amended to read:

**2. Harassment.** "Harassment" means:

A. Three or more acts of intimidation, confrontation, physical force or the threat of physical force directed against any person, family or business that are made with the intention of causing fear, intimidation or damage to personal property and that do

in fact cause fear, intimidation or damage to personal property; ~~or~~

C. A single act or course of conduct constituting a violation of section 4681; Title 17, section 2931; or Title 17-A, section 201, 202, 203, 204, 207, 208, 209, 210, 210-A, 211, 253, 254, 255-A, 256, 258, 259-A, 259-B, 260, 261, 282, 283, 301, 302, 303, 506, 506-A, 511, 511-A, 556, 802, 805, 806, 852 or 853; ~~or~~

D. Communicating to a person a threat to commit, or to cause to be committed, a crime of unauthorized dissemination of certain private images as described in Title 17-A, section 511-A, consciously disregarding a substantial risk that the natural and probable consequence of such a threat is to place the person who is depicted or who appears to be depicted in the image in reasonable fear that the crime will be committed.

This definition does not include any act protected by law.

**Sec. 2. 17-A MRSA §511-A, sub-§1,** as enacted by PL 2015, c. 339, §1, is amended to read:

1. A person is guilty of unauthorized dissemination of certain private images if the person, with the intent to harass, torment or threaten the depicted person or another person, intentionally or knowingly disseminates, displays or publishes a photograph, videotape, film or digital recording an image of another person in a state of nudity or engaged in a sexual act or engaged in sexual contact or an image that has been created or modified so that it appears to show the depicted person in a state of nudity or engaged in a sexual act or engaged in sexual contact in a manner in which there is no public or newsworthy purpose when the person knows or should have known that the depicted person:

B. Is identifiable from the image itself or information displayed in connection with the image; and

C. Has not consented to the dissemination, display or publication of the ~~private~~ image.

**Sec. 3. 17-A MRSA §511-A, sub-§3, ¶D** is enacted to read:

D. "Image" means something that is made, captured, generated or saved as a print, negative, slide, motion picture, photograph, computer data file, animation, videotape, livestream or other mechanically, electronically or chemically reproduced visual image or material.

**Sec. 4. 19-A MRSA §4102, sub-§1, ¶G,** as enacted by PL 2021, c. 647, Pt. A, §3 and affected by Pt. B, §65, is amended to read:

G. Engaging in the unauthorized dissemination of certain private images as prohibited pursuant to Title 17-A, section 511-A; ~~or~~