

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

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~~

Sec. 5. 19-A MRSA §4102, sub-§1, ¶H, as enacted by PL 2021, c. 647, Pt. A, §3 and affected by Pt. B, §65, is amended to read:

H. Engaging in aggravated sex trafficking or sex trafficking as described in Title 17-A, section 852 or 853, respectively; or

Sec. 6. 19-A MRSA §4102, sub-§1, ¶I is enacted to read:

I. 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.

See title page for effective date.

**CHAPTER 401
S.P. 416 - L.D. 985**

**An Act to Impose a
Moratorium on the Ownership
or Operation of Hospitals in
the State by Private Equity
Companies or Real Estate
Investment Trusts**

Emergency preamble. Whereas, acts and resolves of the Legislature do not become effective until 90 days after adjournment unless enacted as emergencies; and

Whereas, this legislation establishes a one-year moratorium on the ownership or operation of hospitals in the State by private equity companies or real estate investment trusts; and

Whereas, this legislation must take effect as soon as possible so that any transactions involving the State's hospitals and private equity companies or real estate investment trusts may not move forward for one year; and

Whereas, in the judgment of the Legislature, these facts create an emergency within the meaning of the Constitution of Maine and require the following legislation as immediately necessary for the preservation of the public peace, health and safety; now, therefore,

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

Sec. 1. 22 MRSA §1730-A is enacted to read:

§1730-A. Moratorium on ownership or operation of hospitals by private equity companies and real estate investment trusts

1. Definitions. As used in this section, unless the context otherwise indicates, the following terms have the following meanings.

A. "Hospital" has the same meaning as in Title 36, section 2881, subsection 2.

B. "Indirect ownership interest" means an ownership interest in an entity that has an ownership interest in a hospital.

C. "Operational control" means to:

(1) Influence or direct the actions or policies of any part of a hospital; or

(2) Choose, appoint or terminate a member of a board, manager, managing member, senior employee, consultant or other individual or entity that participates in the operational oversight of a hospital.

D. "Ownership interest" means possession or equity in capital, stock or profits in a hospital or ownership of real estate on which a hospital operates.

E. "Private equity company" means an entity whether or not publicly traded that collects capital investments from individuals or entities.

F. "Real estate investment trust" has the same meaning as in the United States Internal Revenue Code of 1986, Section 856.

2. Moratorium. A private equity company or real estate investment trust may not acquire or increase a direct or indirect ownership interest or operational control or financial control in a hospital in the State.

3. Repeal. This section is repealed June 15, 2026.

Sec. 2. Application. This Act does not apply to any transaction for which an application for a certificate of need under the Maine Revised Statutes, Title 22, section 329 has been filed on or before June 1, 2025.

Emergency clause. In view of the emergency cited in the preamble, this legislation takes effect when approved.

Effective June 22, 2025.

**CHAPTER 402
S.P. 112 - L.D. 246**

**An Act to Establish the Option
of Sentencing Alternatives for
Primary Caregivers**

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

Sec. 1. 17-A MRSA §1602, sub-§1, ¶B, as enacted by PL 2019, c. 113, Pt. A, §2, is amended to read: