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

direct financial assistance to help them maintain stable permanent housing.

2. Fund established. The Student Homelessness Prevention Fund is established as a nonlapsing fund within the department for the purposes of supporting the program. The fund may receive money from any available state, federal or private source.

3. Program requirements. The department shall provide a local educational agency liaison for students experiencing homelessness designated pursuant to the federal McKinney-Vento Homeless Education Assistance Improvements Act of 2001, 42 United States Code, Section 11431 et seq. The liaison shall:

A. Identify students who are at risk of homelessness but not yet homeless; and

B. In addition to any federal assistance available, provide up to $750 per academic year to the family or guardian of a student at risk of homelessness for services authorized under the federal McKinney-Vento Homeless Education Assistance Improvements Act of 2001, in addition to other housing-related needs such as rental assistance, utilities, critical home repairs and other assistance that will help the student avoid homelessness.

4. Assistance not income or asset. Financial assistance received under the program is not income for purposes of the State's income tax laws and is not income or an asset for the purposes of determining eligibility for or the benefit amount to be paid from any public assistance program administered by the State or by a municipality pursuant to Title 22, chapter 1161.

5. Rules. The department may adopt rules to implement the program. Rules adopted pursuant to this subsection are routine technical rules as defined in Title 5, chapter 375, subchapter 2-A.

Sec. 2. Appropriations and allocations. The following appropriations and allocations are made.

EDUCATION, DEPARTMENT OF

School and Student Supports Z270

Initiative: Provides ongoing funds to help students avoid homelessness by providing liaisons designated pursuant to the federal McKinney-Vento Homeless Education Assistance Improvements Act of 2001 access to emergency financial assistance for the family of a student in an amount of up to $750 per student.

GENERAL FUND	2025-26	2026-27
All Other	$125,000	$125,000
GENERAL FUND TOTAL	$125,000	$125,000

See title page for effective date.

CHAPTER 454

H.P. 288 - L.D. 434

An Act to Authorize the Maine Governmental Facilities Authority to Issue Additional Securities for the Replacement of the Legislative Management System for the Senate and the House of Representatives

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

Sec. 1. 4 MRSA §1610-R is enacted to read:

§1610-R. Additional securities; legislative branch

Notwithstanding any limitation on the amount of securities that may be issued pursuant to section 1606, subsection 2, the authority may issue additional securities in an amount not to exceed $8,000,000 outstanding at any one time for paying the costs associated with planning, purchasing, customizing and implementing an integrated electronic legislative management system to replace the existing system for the Senate and the House of Representatives.

See title page for effective date.

CHAPTER 455

S.P. 211 - L.D. 554

An Act to Encourage Resident-owned Communities and Preserve Affordable Housing Through Tax Deductions

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

Sec. 1. 36 MRSA §5122, sub-§2, ¶AAA is enacted to read:

AAA. For taxable years beginning on or after January 1, 2025, to the extent included in federal adjusted gross income and to the extent otherwise subject to state income tax, an amount equal to any gain recognized on the sale by the taxpayer of an ownership interest greater than 50% in a qualified business if the business provides housing and was transferred to a cooperative affordable housing corporation organized under Title 13, chapter 85, subchapter 1-A or a municipal housing authority, as defined in Title 30-A, section 4702, subsection 10-A, or an affiliate of a municipal housing authority.

(1) The deduction allowed pursuant to this paragraph may not exceed $750,000.

(2) For purposes of this paragraph, "qualified business" means a business whose securities are not publicly traded on any stock exchange, including a corporation, an S corporation, a limited liability company, a limited liability partnership, a sole proprietorship and all entities that are not publicly traded and are related by common majority ownership or control, and:

(a) That is registered with the Secretary of State; or

(b) Whose principal place of business is within the State.

Sec. 2. 36 MRSA §5200-A, sub-§2, ¶JJ is enacted to read:

JJ. For taxable years beginning on or after January 1, 2025, to the extent included in federal taxable income and to the extent otherwise subject to state income tax, an amount equal to any gain recognized on the sale by the taxpayer of an ownership interest greater than 50% in a qualified business if the business provides housing and was transferred to a cooperative affordable housing corporation organized under Title 13, chapter 85, subchapter 1-A or a municipal housing authority, as defined in Title 30-A, section 4702, subsection 10-A, or an affiliate of a municipal housing authority.

(1) The deduction allowed pursuant to this paragraph may not exceed $750,000.

(2) For purposes of this paragraph, "qualified business" means a business whose securities are not publicly traded on any stock exchange, including a corporation, an S corporation, a limited liability company, a limited liability partnership, a sole proprietorship and all entities that are not publicly traded and are related by common majority ownership or control, and:

(a) That is registered with the Secretary of State; or

(b) Whose principal place of business is within the State.

Sec. 3. Evaluation; specific public policy objective; performance measures. The tax deductions provided under this Act are subject to ongoing legislative review in accordance with the Maine Revised Statutes, Title 3, chapter 37. The Office of Program Evaluation and Government Accountability shall include review of tax deductions provided under this Act in its regular schedule of tax expenditure reviews. In developing evaluation parameters to perform the evaluation, the Office of Program Evaluation and Government Accountability, the Government Oversight Committee and the joint standing committee of the Legislature having jurisdiction over taxation matters shall consider:

1. Policy objective. That the specific public policy objective of the tax deductions provided under this Act is to preserve and increase the number of units of affordable housing in manufactured housing parks and apartment buildings; and

2. Performance measures. Performance measures, including, but not limited to:

A. The number of full-time equivalent jobs retained and units of affordable housing created or retained;

B. The number of housing units converted to cooperative housing; and

C. Measures of fiscal impact and overall economic impact to the State.

See title page for effective date.

CHAPTER 456

S.P. 218 - L.D. 556

An Act to Preserve Heating and Energy Choice by Prohibiting a Municipality from Prohibiting a Particular Energy System or Energy Distributor

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

Sec. 1. 30-A MRSA §3015 is enacted to read:

§3015. Heating or energy system

Unless otherwise authorized by statute, a municipality may not adopt any ordinance or regulation that prohibits the use of a safe and commercially available heating or energy system of an individual's or entity's choice to serve the individual's or entity's heating or energy needs, including the heating or energy needs of a motor vehicle, or that prohibits the individual or entity from engaging the services of a person or energy distributor to install, connect, service or resupply such a system. As used in this section, "energy distributor" means an individual or entity allowed to distribute or supply oil, propane, natural gas or wood or renewable resources or other related energy services to consumers in the State and "renewable resources" has the same meaning as in Title 35-A, section 3210, subsection 2, paragraph C.

This section does not limit the authority of a municipality to encourage the use of a particular type of heating or energy system or to spend funds in support of a particular type of heating or energy system. This section does not exempt any person or energy distributor that installs, connects, services or resupplies a