

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

Sec. 10. 36 MRSA §5219-HH, sub-§7, ¶C, as enacted by PL 2011, c. 548, §33 and affected by §35, is amended to read:

C. The qualified community development entity fails to invest at least 85% of the purchase price of the qualified equity investment in qualified low-income community investments in qualified active low-income community businesses located in the State within 24 months of the issuance of the qualified equity investment with respect to program 1 tax credit authority and within 12 months of the issuance of the qualified equity investment with respect to program 2 tax credit authority and maintain this level of investment in qualified low-income community investments in qualified active low-income community businesses located in the State until the last credit allowance date for the qualified equity investment. For purposes of calculating the amount of qualified low-income community investments held by a qualified community development entity, an investment is considered held by the qualified community development entity even if the investment has been sold or repaid as long as the qualified community development entity reinvests an amount equal to the capital returned to or recovered from the original investment, exclusive of any profits realized, in another qualified active low-income community business in this State within 12 months of the receipt of the capital. A qualified community development entity may not be required to reinvest capital returned from qualified low-income community investments after the 6th anniversary of the issuance of the qualified equity investment, the proceeds of which were used to make the qualified low-income community investment, and the qualified low-income community investment is considered to be held by the issuer through the qualified equity investment's final credit allowance date.

See title page for effective date.

CHAPTER 498

S.P. 516 - L.D. 1287

An Act to Support Workforce Development by Establishing the Housing Stability Fund

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

Sec. 1. 30-A MRSA c. 201, sub-c. 3-D is enacted to read:

SUBCHAPTER 3-D

HOUSING STABILITY SUPPORT

§4768. Housing Stability Support Program

The Housing Stability Support Program, referred to in this subchapter as "the program," is established within the Maine State Housing Authority.

1. Program. The program provides assistance to prevent eviction of renters with household incomes of less than 30% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended.

2. Administration. The Maine State Housing Authority shall delegate administration of the program and provide appropriate funding to one or more of the following: a designated community action agency as described by Title 22, section 5324; a municipal housing authority; or any other qualified entity as determined by the Maine State Housing Authority, including but not limited to a community-based organization. An entity delegated to administer the program must demonstrate experience as an administrator of similar programs and have the ability to provide job-seeking assistance to renters who benefit from the program. An entity delegated to administer the program shall develop a method of verifying a person's eligibility for rental assistance every 6 months after initial approval. An entity delegated to administer the program shall limit administrative costs to 10% or less of an allocation received from the fund and keep the total cost of program delivery and administrative costs to 25% or less of an allocation received from the fund.

3. Program delivery and operations. The program must include funding and capacity for adequate staffing to support program delivery and operations, facilitate wraparound and navigation services and provide essential stability and case management critical to the success of program participants. An entity delegated to administer the program must be capable of serving a diverse population, including persons with limited proficiency in the English language and from a wide range of cultural backgrounds, and must possess demonstrated experience administering similar programs, including supplemental rental assistance and housing navigation programs. Staff members must substantially participate in ensuring equitable access and program compliance and in connecting renters with broader supports that promote long-term housing stability and workforce participation.

4. Form and amount of assistance. Assistance provided under the program is limited to \$3,000 per household per calendar year. Assistance must be paid directly to the program participant's landlord in an amount not to exceed \$300 per month, except when the assistance payment is for a security deposit required for a new lease or rental agreement.

5. Eligibility. A person eligible for assistance under the program must:

A. At the time of application, earn less than 30% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended;

B. At the time of application, not be using a federal housing voucher to pay rent or live in a subsidized housing unit;

C. Provide proof of a current landlord-tenant relationship, such as a lease or other documentation sufficient to demonstrate a landlord-tenant relationship, to an entity delegated to administer the program; and

D. Have a rental payment within the standard rental payment amount as determined by the housing authority of jurisdiction.

§4769. Housing Stability Fund

1. Establishment. The Housing Stability Fund, referred to in this subchapter as "the fund," is established within the Maine State Housing Authority for the purpose of supporting the program.

2. Sources of fund. The fund may receive money from any available state, federal or private source. The fund may not lapse but must be carried forward to carry out the purposes of this subchapter.

Sec. 2. 36 MRSA §4641-B, sub-§3, as enacted by PL 2001, c. 559, Pt. I, §4 and affected by §15, is amended to read:

3. Disposition of funds. Each register of deeds shall, on or before the 10th day of each month, pay over to the State Tax Assessor 90% of the tax collected pursuant to this section during the previous month. The remaining 10% must be retained for the county by the register of deeds and accounted for to the county treasurer as reimbursement for services rendered by the county in collecting the tax, except that, for fiscal years 2025-26 and 2026-27, each register of deeds shall, on or before the 10th day of each month, pay over to the State Tax Assessor 90.8% of the tax collected pursuant to this section during the previous month. The remaining 9.2% must be retained for the county by the register of deeds and accounted for to the county treasurer as reimbursement for services rendered by the county in collecting the tax. If the tax collected is not paid over by the 10th day of the month, the State Tax Assessor may impose interest pursuant to section 186.

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

HOUSING AUTHORITY, MAINE STATE

Housing Stability Fund N517

Initiative: Provides one-time funding for the Housing Stability Support Program to provide support for eviction prevention.

GENERAL FUND	2025-26	2026-27
All Other	\$1,000,000	\$1,000,000
GENERAL FUND TOTAL	\$1,000,000	\$1,000,000

Housing Stability Fund N517

Initiative: Provides a base allocation for use if outside funds are received from private sources.

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

HOUSING AUTHORITY, MAINE STATE DEPARTMENT TOTALS

	2025-26	2026-27
GENERAL FUND	\$1,000,000	\$1,000,000
OTHER SPECIAL REVENUE FUNDS	\$500	\$500
DEPARTMENT TOTAL - ALL FUNDS	\$1,000,500	\$1,000,500

See title page for effective date.

CHAPTER 499

H.P. 1173 - L.D. 1755

An Act to Increase the Maine Historic Property Rehabilitation Tax Credit in Rural Areas

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

Sec. 1. 36 MRSA §5219-BB, sub-§1, ¶E is enacted to read:

E. "Rural area" means an unorganized territory of the State or a municipality that has a population of less than 12,500 inhabitants as determined by the United States Department of Commerce, Bureau of the Census based on the latest decennial census of the United States.

Sec. 2. 36 MRSA §5219-BB, sub-§10 is enacted to read:

10. Increased credit for certified qualified rehabilitation expenditures in rural areas with housing component. For tax years beginning on or after January 1, 2025, the credit allowed under this section is increased to 35% of certified qualified rehabilitation ex-