

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

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-

penditures for which a tax credit is claimed under Section 47 of the Code for a certified historic structure located in a rural area of the State as long as not less than 33% of the aggregate square feet of that structure constitutes apartments, dwellings or other living accommodations. If the rehabilitation of the certified historic structure is also a certified affordable housing project, then the credit allowed under this section is increased by a further 10 percentage points.

Sec. 3. Application. This Act applies to tax years beginning on or after January 1, 2025.

See title page for effective date.
