

MAINE STATE LEGISLATURE

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LAWS
OF THE
STATE OF MAINE

AS PASSED BY THE

ONE HUNDRED AND THIRTY-SECOND LEGISLATURE

SECOND REGULAR SESSION
JANUARY 7, 2026 to APRIL 29, 2026

THE GENERAL EFFECTIVE DATE FOR
SECOND REGULAR SESSION
NONEMERGENCY LAWS IS
JULY 29, 2026

PUBLISHED BY THE REVISOR OF STATUTES
IN ACCORDANCE WITH THE MAINE REVISED STATUTES,
TITLE 3, SECTION 163-A, SUBSECTION 4.

Augusta, Maine
2026

3. Western Aroostook. Western Aroostook consists of the municipalities and unorganized territory known as ~~Hamlin Plantation, Cyr Plantation, T17 R3, Grand Isle, T17 R4, T16 R5, T15 R6, Winterville Plantation, T15 R8, T15 R9, T14 R10, T14 R11, T14 R12, T14 R13, T14 R14, T14 R15, T14 R16~~ and all municipalities and unorganized territory in Aroostook County lying to the west and north of these. The District Court for Western Aroostook must be held at Fort Kent.

See title page for effective date.

CHAPTER 553
H.P. 1399 - L.D. 2084

**An Act to Amend the Laws
Regulating Transient Sales of
Home Repair Services**

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

Whereas, current law authorizes an unspecified board to deny the license of, refuse to renew the license of or impose disciplinary sanctions on a transient seller of home repair services; and

Whereas, this legislation authorizes the Director of the Office of Professional and Occupational Regulation within the Department of Professional and Financial Regulation to exercise those powers; and

Whereas, this legislation must take effect as soon as possible in order to ensure proper regulation of these transient sellers; 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. 32 MRSA §14501, sub-§2-A is enacted to read:

2-A. Director. "Director" means the Director of the Office of Professional and Occupational Regulation within the Department of Professional and Financial Regulation.

Sec. 2. 32 MRSA §14513, as enacted by PL 2007, c. 402, Pt. KK, §10, is amended to read:

§14513. Denial or refusal to renew license; disciplinary action

The ~~board~~ director may deny a license, refuse to renew a license or impose the disciplinary sanctions authorized by Title 10, section 8003, subsection 5-A for

any of the reasons enumerated in Title 10, section 8003, subsection 5-A, paragraph A.

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

Effective March 9, 2026.

CHAPTER 554
S.P. 57 - L.D. 128

**An Act to Support Permitting
of Certain Multifamily Housing
Developments Under the Site
Location of Development Laws**

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

Sec. 1. 38 MRSA §482, sub-§5, as amended by PL 1997, c. 603, §2, is further amended to read:

5. Subdivision. A "~~subdivision~~" is "Subdivision" means the division of a parcel of land into 5 or more lots to be offered for sale or lease to the general public during any 5-year period, if the aggregate land area includes more than 20 acres; except that when all lots are for ~~single family, single detached~~, residential housing, structures containing up to 4 dwelling units, with or without one accessory dwelling unit as defined in Title 30-A, section 4301, subsection 1-C, common areas or open space ~~a~~, "~~subdivision~~" is means the division of a parcel of land into 15 or more lots to be offered for sale or lease to the general public within any 5-year period, if the aggregate land area includes more than 30 acres. The aggregate land area includes lots to be offered together with the roads, common areas, easement areas and all portions of the parcel of land in which rights or interests, whether express or implied, are to be offered. This definition of "subdivision" is subject to the following exceptions:

C. Lots of 40 or more acres but not more than 500 acres may not be counted as lots except where:

(1) The proposed subdivision is located wholly or partly within the shoreland zone;

C-1. Lots of more than 500 acres in size may not be counted as lots;

D. Five years after a subdivider establishes a single-family residence for that subdivider's own use on a parcel and actually uses all or part of the parcel for that purpose during that period, a lot containing that residence may not be counted as a lot;

E. Unless intended to circumvent this article, the following transactions may not be considered lots offered for sale or lease to the general public: