

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

Sec. 6. 38 MRSA §480-X, sub-§6, ¶A, as enacted by PL 1995, c. 460, §7 and affected by §12, is amended to read:

A. The application must be ~~sent by certified mail or hand-delivered~~ submitted to the department. ~~The application must include~~ and include the following:

- (1) The application fee;
- (2) The project location on a United States Geological Survey map;
- (3) A description of the project, including a drawing showing the area of freshwater wetland to be filled or otherwise altered and areas of any marsh or open water within the freshwater wetland; and
- (4) A signed statement averring that all of the requirements of subsection 3 will be met, that the activity will not occur in a wetland area described in subsection 4 and that a copy of the application has been submitted by the applicant for public display to the municipal office of the municipality in which the project will be located.

Sec. 7. 38 MRSA §480-Z, sub-§7, ¶E, as amended by PL 2019, c. 581, §3, is further amended to read:

E. Shorebird nesting, feeding and staging areas; ~~and~~

Sec. 8. 38 MRSA §480-Z, sub-§7, ¶F, as enacted by PL 2019, c. 581, §4, is amended to read:

F. Rivers, streams and brooks; ~~;~~

Sec. 9. 38 MRSA §480-Z, sub-§7, ¶G is enacted to read:

G. Great ponds; and

Sec. 10. 38 MRSA §480-Z, sub-§7, ¶H is enacted to read:

H. Habitat for state endangered and state threatened species that is significant wildlife habitat as defined in section 480-B, subsection 10, paragraph B, subparagraph (4).

Sec. 11. 38 MRSA §480-Z, sub-§8 is enacted to read:

8. Deed restrictions and conservation easements. The department has 3rd-party enforcement rights to enforce any deed restriction or conservation easement executed to meet a compensation requirement under this section.

See title page for effective date.

CHAPTER 591

H.P. 1394 - L.D. 2079

An Act to Amend the Laws Governing Municipal Reporting on Residential Buildings

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

Sec. 1. 5 MRSA §3241, sub-§5, as enacted by PL 2025, c. 495, §2, is amended to read:

5. Municipal housing data reporting. ~~By January~~ March 31st of each year, a municipality with 4,000 or more residents shall provide to the office for use in administering the program ~~an annual~~ a report of that includes the following information from the prior calendar year:

A. ~~Residential~~ The number of residential units approved through residential building permit applications, including the number of applications submitted, approved and denied, categorized into single-family, single-family with the following residential building types: accessory dwelling unit, 2-to-4-family and more than 4-family homes single-family housing unit, 2-unit housing, 3-to-4-unit housing and housing with 5 or more units. The number of units that are income-restricted must also be reported if known;

B. The number of dwelling units ~~permitted and demolished~~ approved for demolition; and

C. The number of residential units approved through certificates of occupancy or other final approvals of housing units issued, ~~the number of those housing units affordable to persons or families whose incomes are 80% or less of the area median income as determined by the Maine State Housing Authority and the number of those housing units affordable to persons or families whose incomes are from 81% to 120% of the area median income as determined by the Maine State Housing Authority~~ categorized into the following residential building types: accessory dwelling unit, single-family housing unit, 2-unit housing, 3-to-4-unit housing and housing with 5 or more units.

As used in this subsection, "accessory dwelling unit" has the same meaning as in Title 30-A, section 4301, subsection 1-C.

The office shall encourage municipalities with fewer than 4,000 residents to report the information required by this subsection.

See title page for effective date.