

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

A price differential existing at any time during the term of the contract between the contract price and the prevailing market price at which the energy generated by an eligible project is sold or any gains or losses derived from contracts for differences must be reflected in the amounts charged to ratepayers and may not be considered imprudent.

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

Sec. 7. Net energy billing; consumer protections. The Public Utilities Commission shall amend its rules adopted pursuant to the Maine Revised Statutes, Title 35-A, section 3209-A, subsection 5, paragraph E and Public Law 2025, chapter 430, section 15 to:

1. Exempt from the requirements described in Public Law 2025, chapter 430, section 15, subsections 1 and 2, distributed generation resources that are wholly owned by the customer or customers receiving the net energy billing credits associated with the output of the distributed generation resource; and

2. Ensure that the prohibition on simultaneous participation in more than one net energy billing agreement pursuant to Title 35-A, section 3209-A, subsection 3 per residential account does not apply to net energy billing agreements related to distributed generation resources in which a customer has an ownership interest. The rules must allow a customer to have multiple net energy billing agreements with distributed generation resources in which the customer has an ownership interest and prohibit the customer from having more than one net energy billing agreement pursuant to Title 35-A, section 3209-A, subsection 3 per residential account if the customer does not have an ownership interest in the distributed generation resource.

Notwithstanding any provision of Title 35-A, section 3209-A to the contrary, rules amended by the commission pursuant to this section are routine technical rules as defined in Title 5, chapter 375, subchapter 2-A.

See title page for effective date.

CHAPTER 767

S.P. 881 - L.D. 2176

An Act to Safeguard Personal Information and Strengthen Tenant Rights in Maine

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

Sec. 1. 5 MRSA §4651, sub-§2, ¶C, as amended by PL 2025, c. 400, §1 and c. 417, §1, is further amended to read:

C. A single act or course of conduct constituting a violation of section 4681; Title 14, section 6025-B or 9102; Title 17, section 2931; or Title 17-A, section 201, 202, 203, 204, 207, 208, 209, 210, 210-A, 211, 253, 254, 255-A, 256, 258, 259-A, 259-B, 260, 261, 282, 283, 301, 302, 303, 506, 506-A, 511, 511-A, 556, 802, 805, 806, 852 or 853; or

Sec. 2. 14 MRSA §6025, sub-§3, as amended by PL 1999, c. 204, §1, is further amended to read:

3. Remedy. If a landlord makes an entry in violation of this section, makes a lawful entry in an unreasonable manner or makes repeated demands for entry otherwise lawful that have the effect of harassing the tenant, the tenant may recover actual damages or ~~\$400~~ **\$250**, whichever is greater, and obtain injunctive relief to prevent recurrence of the conduct, and if the tenant obtains a judgment after a contested hearing, reasonable attorney's fees.

If a tenant changes the lock and does not provide the landlord with a duplicate key, in the case of emergency the landlord may gain admission through whatever reasonable means necessary and charge the tenant reasonable costs for any resulting damage. If a tenant changes the lock and refuses to provide the landlord with a duplicate key, the landlord may terminate the tenancy with a 7-day notice.

Sec. 3. 14 MRSA §6025-B is enacted to read:

§6025-B. Disclosure of information

1. Definitions. For purposes of this section, "personal information" means the following information about a tenant, prospective tenant, occupant or prospective occupant of a rental property:

A. Identifying information, including name, address, telephone number or e-mail address;

B. Information about racial or ethnic origins, religious beliefs, health conditions, sexual activity, sexual orientation, gender identity, national origin, citizenship, immigration status or alien registration number;

C. A social security number, driver's license number or nondriver identification card number;

D. Billing, financial or payment method information; or

E. Information concerning an individual's status as a victim of a crime. For the purposes of this paragraph, "victim" has the same meaning as in Title 17-A, section 2101, subsection 2.

2. Prohibition. Except as provided in subsection 3, a landlord, a landlord's agent and any other person acting under the direction of the landlord may not, with the intent to harass, intimidate or otherwise cause a person to vacate a rental property outside of the judicial

process as established in chapter 709, and without a legitimate business purpose, disclose to any person the personal information of a known tenant, prospective tenant, occupant or prospective occupant of a rental property owned or managed by the landlord without the express consent of the known or prospective tenant or occupant.

3. Exceptions. Notwithstanding subsection 2, a landlord, a landlord's agent and any other person acting under the direction of the landlord may disclose the personal information of a tenant, prospective tenant, occupant or prospective occupant of the rental property owned or managed by the landlord if the disclosure is:

A. In response to a valid discovery request, subpoena or judicial warrant with respect to any state administrative proceeding, state or federal judicial proceeding or state or federal criminal investigation;

B. Made to a state, local or county law enforcement agency in the State due to exigent circumstances or as reasonably necessary to prevent or prosecute a criminal act;

C. Reasonably necessary for the sale or refinancing of the property subject to the tenancy;

D. Reasonably necessary for the application for or receipt of funds and services related to federally supported or state-supported affordable housing programs; or

E. Reasonably necessary to respond to a request from a municipal code enforcement officer, fire inspector or similar municipal officer.

4. Remedy. If a landlord, a landlord's agent or any other person acting under the direction of the landlord discloses personal information in violation of this section, the tenant, prospective tenant, occupant or prospective occupant whose personal information was disclosed may recover actual damages or \$1,000, whichever is greater, and obtain injunctive relief to prevent the recurrence of the conduct. If the tenant, prospective tenant, occupant or prospective occupant obtains a judgment after a contested hearing, the tenant, prospective tenant, occupant or prospective occupant whose personal information was disclosed may recover reasonable attorney's fees.

See title page for effective date.

CHAPTER 768

H.P. 452 - L.D. 713

An Act to Exclude Data Centers from the Business Equipment Tax Exemption and the Dirigo Business Incentives Program and to Require the Department of Economic and Community Development to Study Financial Incentives for Data Centers

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

Sec. 1. 36 MRSA §691, sub-§1, ¶A, as amended by PL 2023, c. 588, §§3 to 5 and affected by §7, is further amended by amending subparagraph (8) to read:

(8) Personal property that would otherwise be entitled to exemption under this subchapter used primarily to support a telecommunications antenna used by a telecommunications business subject to the tax imposed by section 457; ~~or~~

Sec. 2. 36 MRSA §691, sub-§1, ¶A, as amended by PL 2023, c. 588, §§3 to 5 and affected by §7, is further amended by amending subparagraph (9) to read:

(9) A facility that stores spent nuclear fuel, as defined in Title 22, section 673, subsection 18, or radioactive waste classified by the United States Nuclear Regulatory Commission as greater-than-Class C waste; ~~or~~

Sec. 3. 36 MRSA §691, sub-§1, ¶A, as amended by PL 2023, c. 588, §§3 to 5 and affected by §7, is further amended by enacting a new subparagraph (10) to read:

(10) Any property located in a data center or in the portion of a facility that constitutes a data center that begins operations on or after August 1, 2026, including any property located in a data center or in the portion of a facility that constitutes a data center that is part of an expansion or project after August 1, 2026. For the purposes of this subparagraph, "begins operations" means that the data center has installed operational computer and networking equipment and is performing data processing, data storage, cloud computing or similar computing infrastructure services. "Begins operations" does not include construction, site preparation or equipment installation.

Sec. 4. 36 MRSA §691, sub-§1, ¶A-1 is enacted to read: