

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

building type. For purposes of this section, "vernacular architecture" means an architectural style that is designed based on local needs, availability of construction materials and local traditions. Preapproved building types must be designed to fit on lots with dimensions that commonly exist in the State and that allow for efficient use of private and public infrastructure. Preapproved building types must be designed to meet any applicable state or federal building and energy codes and have prototypical site plans for each preapproved building type in order to identify the location of the building on the lot, location of parking on the lot, access to parking on the lot, setbacks and build-to lines;

2. Determine the area median income for each county in the State and require the consultant to develop preapproved building types that include units that can be rented at a cost that does not exceed 30% of the area median income in the county where the building may be used as a preapproved building type;

3. Ensure a process of public engagement with the consultant as the consultant develops the preapproved building types, including, but not limited to, in-person focus groups, online crowdsourced visual preference surveys and at least 2 rounds of public crowdsourced feedback on draft preapproved building types and prototypical site plans;

4. Require the consultant to work with the Department of Public Safety, Office of the State Fire Marshal to determine compliance of each preapproved building type with the National Fire Protection Association Life Safety Code adopted by the office;

5. Require the consultant to create a final proposed work product that includes a catalog of preapproved building types and prototypical site plans, including a publicly accessible website with information and forms relating to preapproved building types; and

6. Seek input from a postsecondary institution in the State with a program that uses new technologies in developing methods to produce materials and develop building methods designed to make housing more efficient and affordable.

Sec. 2. Maine Office of Community Affairs to provide report. Resolved: That the office shall submit a report no later than November 4, 2026 to the joint standing committee of the Legislature having jurisdiction over housing matters with findings and recommendations relating to preapproved building types established under section 1. The report must include recommended legislation to ensure that when a municipality adopts preapproved building types, applications for permits to develop a preapproved building type must be deemed administratively approved when the preapproved building types are located along existing streets or within designated growth areas served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer

system. The joint standing committee of the Legislature having jurisdiction over housing matters may report out legislation relating to the subject matter of the report to the 133rd Legislature in 2027.

Sec. 3. Appropriations and allocations. Resolved: That the following appropriations and allocations are made.

MAINE OFFICE OF COMMUNITY AFFAIRS

Maine Office of Community Affairs Z396

Initiative: Provides one-time funding to contract with a consultant to establish a set of building types that municipalities may adopt as preapproved building types in order to reduce the cost and time associated with processing building permit applications.

OTHER SPECIAL REVENUE FUNDS	2025-26	2026-27
All Other	\$200,000	\$0
OTHER SPECIAL REVENUE FUNDS TOTAL	\$200,000	\$0

See title page for effective date.

CHAPTER 49

S.P. 556 - L.D. 1341

Resolve, Directing the Department of Marine Resources to Evaluate How to Effectively Allow 2 Licensed Individuals to Fish for Lobsters or Scallops from a Single Vessel

Sec. 1. Operation from single vessel review; lobster fishery. Resolved: That the Department of Marine Resources shall evaluate how 2 individuals who each hold a valid Class I, Class II or Class III lobster and crab fishing license and who are fishing concurrently from the same vessel may fish for or take lobsters from a single vessel without this resulting in increased harvest. In completing its review, the department may consult with and seek input from the Lobster Advisory Council under the Maine Revised Statutes, Title 12, section 6462-A and lobster management policy councils established pursuant to Title 12, section 6447.

Sec. 2. Operation from single vessel review; scallop fishery. Resolved: That the Department of Marine Resources shall evaluate how 2 individuals who each hold a scallop dragging license and who are fishing concurrently from the same vessel may fish for or take scallops from a single vessel without this resulting in increased harvest. In completing its review, the department may consult with and seek input from the Scallop Advisory Council under the Maine Revised Statutes, Title 12, section 6729-B.

Sec. 3. Report. Resolved: That the Department of Marine Resources shall submit a report to the Joint Standing Committee on Marine Resources by March 1, 2026 describing the review process in sections 1 and 2.

See title page for effective date.

CHAPTER 50

S.P. 387 - L.D. 898

Resolve, to Support Rural Health Care Workforce Recruitment

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

Whereas, the State is experiencing a serious shortage of health care providers, particularly in rural communities; and

Whereas, the changes to the Department of Labor's rules relating to equal pay provided for in this legislation are designed to alleviate that health care provider shortage; 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

Sec. 1. Department of Labor; rulemaking. Resolved: That the Department of Labor shall initiate rulemaking to amend its Bureau of Labor Standards rule Chapter 12: Rules Relating to Equal Pay, as follows:

1. The rule must be amended in Section I(G) to clarify, for the purposes of the definition of "establishment," that different entities or facilities operated by a hospital or health care entity at different physical locations are not considered a single establishment; and

2. The rule must be amended in Section I(K) to clarify, for the purposes of the definition of "seniority system," that preference under a seniority system must be given to workers based on years of service or based on pertinent experience or credentials.

The rule changes directed under this section must be finally adopted by the department no later than October 1, 2025. Rules adopted pursuant to this section are routine technical rules as defined in the Maine Revised Statutes, Title 5, chapter 375, subchapter 2-A.

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

Effective June 9, 2025.

CHAPTER 51

H.P. 1320 - L.D. 1976

Resolve, Regarding Legislative Review of Chapter 379: Compensation for Impacts to High-Value Agricultural Land from Solar Energy Development, a Late-filed Major Substantive Rule of the Department of Environmental Protection

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

Whereas, the Maine Revised Statutes, Title 5, chapter 375, subchapter 2-A requires legislative authorization before major substantive agency rules may be finally adopted by the agency; and

Whereas, a major substantive rule has been submitted to the Legislature outside the legislative rule acceptance period; and

Whereas, immediate enactment of this resolve is necessary to record the Legislature's position on final adoption of the rule; 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

Sec. 1. Adoption. Resolved: That final adoption of Chapter 379: Compensation for Impacts to High-Value Agricultural Land from Solar Energy Development, a provisionally adopted major substantive rule of the Department of Environmental Protection that has been submitted to the Legislature for review pursuant to the Maine Revised Statutes, Title 5, chapter 375, subchapter 2-A outside the legislative rule acceptance period, is authorized.

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

Effective June 9, 2025.