

# MAINE STATE LEGISLATURE

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ONE HUNDRED AND SIXTH LEGISLATURE

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Legislative Document

No. 1894

H. P. 1468

House of Representatives, April 30, 1973

Referred to Committee on Taxation. Approved by a Majority of the Committee on Reference of Bills pursuant to Joint Rule 10. Sent up for concurrence and ordered printed.

E. LOUISE LINCOLN, Clerk

Presented by Mr. McTeague of Brunswick.

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STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED  
SEVENTY-THREE

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**AN ACT to Provide a Maine Homestead Property Tax Exemption Law.**

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

R. S., T. 36, c. 903, additional. Title 36 of the Revised Statutes is amended by adding a new chapter 903 to read as follows:

**CHAPTER 903**

**MAINE HOMESTEAD PROPERTY TAX EXEMPTION LAW**

§ 6171. Title

This chapter shall be known as the "Maine Homestead Property Tax Exemption Law."

§ 6172. Purposes

The purposes of this chapter are to:

1. Relieve and reduce the heavy and inequitable burden of real estate tax on homeowners;
2. Encourage home ownership;
3. Equalize the burdens of real estate taxation between residents of different municipalities and
4. Improve the equity of assessing practices.

§ 6173. Definitions

As used in this chapter, the following terms have the following meanings unless a different meaning clearly appears from the context:

1. Fair market value. "Fair market value" means just value as defined in Article IX, section 8 of the Constitution of Maine and is further defined in section 701-A.

2. Homestead. "Homestead" means the principal dwelling of a family or person owned by the member of that nuclear family or that person and which the owner, his spouse, or his minor children make their principal place of abode and have made their principal place of abode for at least 6 months in the preceding tax year, April 1 to April 1, and consisting of one parcel of real estate with the structure thereon or adjoining parcels of real estate with structure thereon and includes a house trailer or mobile home as defined in section 551 and includes a homestead which the owner is purchasing through a mortgage, bond for a deed, contract for sale, security agreement, and other means of financing the purchase of the homestead.

#### § 6174. One homestead exemption per family

No nuclear family or individuals residing together at the same property during any one year shall be entitled to more than one homestead exemption and in the event of claim of entitlement to more than one homestead exemption, the homestead exemption shall be awarded regarding the property which was first dwelled in as a homestead.

#### § 6175. Administration

This chapter shall be administered by the State Tax Assessor who is hereby empowered to make and promulgate reasonable rules and regulations consistent with the purposes of this chapter to encourage the equitable, speedy and efficient administration of this chapter.

Assessing officers of towns, municipalities and plantations shall carry out such functions as may be assigned to them by the State Tax Assessor in regard to the administration of this chapter and the rules and regulations promulgated under it.

#### § 6176. Recoupment of revenue losses to municipalities and plantations

The State shall pay to municipalities and plantations the amounts of revenue lost by them by reason of the exemption granted by this chapter and the State Tax Assessor shall promulgate regulations for the speedy, economical and efficient carrying out of this section.

#### § 6177. Effective date

This chapter shall be effective for the purposes of promulgating regulations by the State Tax Assessor on January 1, 1974, and shall be effective regarding the existence of the exemption herein created on July 1, 1974.

#### § 6178. Homesteads exempt

Each homestead to a fair market value of \$5,000 as defined in this chapter shall be exempt from real property taxation and any house trailer as so defined shall be exempt at the same level from excise taxation.

**§ 6179. Multiple housing**

In the case of a homestead containing separate dwelling units rented, leased or otherwise occupied by persons not members of the owner's nuclear family, that portion of the homestead subject to limitation of \$5,000 market value herein provided occupied by members of the owner's family shall be entitled to exemption.

**FISCAL NOTE**

It is estimated the first year will result in a loss of \$28,000,000 in tax revenue to the State.

**STATEMENT OF FACT**

It is the intent of this Act to provide a Homestead Tax exemption under the property tax law.