

MAINE STATE LEGISLATURE

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ONE HUNDRED AND EIGHTH LEGISLATURE

Legislative Document

No. 1554

H. P. 1327

House of Representatives, April 12, 1977

On Motion of Mr. Carey of Waterville referred to the Committee on Taxation. Sent up for concurrence and ordered printed.

EDWIN H. PERT, Clerk

Presented by Mr. Carter of Winslow.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SEVENTY-SEVEN

AN ACT to Exempt Property under Construction from
Real Property Taxation.

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

36 MRSA § 656, sub-§ 1, ¶ H is enacted to read:

H. Industrial and commercial buildings which are under construction within the year prior to April 1st, according to the following schedule:

Value of Portion of Building Constructed as of April 1st	Number of Years for which Property is Entitled to Exemption
\$0 to 100,000	0
100,000 to 2,500,000	1
2,500 to 10,000,000	2
10,000,000 to 25,000,000	3
25,000,000 and above	4

The amount of the exemption for new buildings shall be the just value of the portions of the building constructed as of April 1st. The amount of the exemption for additions to or renovations of existing buildings shall be the value of the portions of the building added or renovated as of April 1st. The date upon which construction was commenced shall be the base year for computing the duration of the exemption. The Bureau of Taxation shall issue regulations which provide rules for determining when construction commences, and for determining what activity constitutes construction.

“Industrial buildings” means any building which is used in the processing of natural resources, in the production of electrical energy or in the assembly, fabrication, manufacture and warehousing of tangible personal property.

“Commercial buildings” means any building which is used for retail or wholesale sales or for the provision of services whether or not for compensation.

STATEMENT OF FACT

The purpose of this bill is to provide real property tax exemptions for buildings under construction and thereby to encourage the construction of buildings.