

## SECOND REGULAR SESSION

## ONE HUNDRED AND THIRTEENTH LEGISLATURE

## Legislative Document

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No. 2526

S.P. 954 In Senate, March 15, 1988 Approved for Introduction by a Majority of the Legislative

Council pursuant to Joint Rule 26. Reference to the Committee on State and Local Government suggested and ordered printed.

JOY J. O'BRIEN, Secretary of the Senate

Presented by Senator BUSTIN of Kennebec. Cosponsored by Representative DUFFY of Bangor, Representative CLARK of Brunswick.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED AND EIGHTY-EIGHT

AN ACT to Assure Adequate Housing for the 1 People of Maine. 2 3 Be it enacted by the People of the State of Maine as 4 5 follows: 30 MRSA §2151-A is enacted to read: Sec. 1. 6 §2151-A. Limitation on new construction

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1	1. Replacement housing required. Notwithstanding
2	section 2151, a municipality shall not award any
3	building permit to a developer for the construction of
4	housing if, in building that housing, the developer
5	displaces lower-income or moderate-income families or
5 6 7 8	persons, unless the developer shows proof of intention
7	to build or provide replacement housing for those
8	lower-income or moderate-income families or persons.
9	2. Definition. The term "lower-income" or
10	"moderate-income" families or persons has the same
11	meaning as in the United States Housing and Community
12	Development Act of 1987, Public Law 100-242.
13	Sec. 2. 30 MRSA §5621-A is enacted to read:
14	§5621-A. Limitation on new construction
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15	1. Replacement housing required. Notwithstanding section 5621, a municipality shall not award any
16	section 5621, a municipality shall not award any
17	building permit to a developer for the construction of
18	housing if, in building that housing, the developer
19	displaces lower-income or moderate-income families or
20	persons, unless the developer shows proof of intention
21	to build or provide replacement housing for those
22	lower-income or moderate-income families or persons.
23	2. Definition. The term "lower-income" or
24	"moderate-income" families or persons has the same
25	meaning as in the United States Housing and Community
26	Development Act of 1987, Public Law 100-242.

## STATEMENT OF FACT

This bill requires that a developer building high-priced condominiums or other housing which displaces persons of low to middle-income must build or provide like housing for those low to middle-income persons.

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