

MAINE STATE LEGISLATURE

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DATE: 5/10/95

(Filing No. H- 237)

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**STATE OF MAINE
HOUSE OF REPRESENTATIVES
117TH LEGISLATURE
FIRST REGULAR SESSION**

HOUSE AMENDMENT "A" to COMMITTEE AMENDMENT "A" to H.P. 474, L.D. 655, Bill, "An Act Concerning Municipal Rent Control"

Amend the amendment by striking out everything after the title and before the statement of fact and inserting in its place the following:

'Amend the bill by striking out everything after the enacting clause and before the statement of fact and inserting in its place the following:

'Sec. 1. 30-A MRSA §3601, as amended by PL 1989, c. 104, Pt. C, §§8 and 10, is further amended to read:

§3601. Declaration of emergency

If a serious public housing emergency exists in a municipality which that would result in a shortage of rental housing accommodations and abnormally high rents and will produce serious threats to the public health, safety and general welfare of the citizens of the community unless residential rents are regulated and controlled, a municipality may accept this chapter, with due regard for the rights and responsibilities of its citizens. Prior to accepting this chapter, the municipal officers must conduct an analysis to support their finding that a serious public housing emergency exists. Their analysis must include, but is not limited to, all of the following:

Rela

2 1. Comparative housing costs. A finding that the average
4 increase in rents within that municipality has exceeded twice the
6 rate of increase in the Consumer Price Index;

8 2. Vacancy rates. A finding that the average vacancy rate
10 is 4% or below in that municipality; and

12 3. Municipal restrictions. A finding that land use
14 restrictions allow a range of rental housing options, including,
16 but not limited to, apartment houses and mobile home parks, on at
18 least 50% of the developable land within the municipality.

20 If land use restrictions do not allow a range of rental
22 housing options, including, but not limited to, apartment houses
24 and mobile home parks, on at least 50% of the developable land
26 within the municipality, the municipality may not accept this
28 chapter.

30 **Sec. 2. Application.** A municipality that adopted rent control
32 under the Maine Revised Statutes, Title 30-A, chapter 167 prior
34 to the effective date of this Act may continue to operate that
36 rent control program without conducting the analysis required by
38 this Act.' '

STATEMENT OF FACT

30 This amendment sets objective standards by which to measure
32 abnormally high rents, abnormally low vacancy rates and the
34 effects of municipal land use restrictions. The amendment
36 specifies that a municipality that adopted rent control prior to
38 the effective date of this Act need not conduct the analysis
40 required by this Act.

36 SPONSORED BY: *Belinda Gerry*
38 (Representative GERRY)

40 TOWN: Auburn

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