

MAINE STATE LEGISLATURE

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R. of S.

L.D. 655

DATE: 5/4/95

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MINORITY
STATE AND LOCAL GOVERNMENT

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

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

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:

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

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

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

8
9
10 If land use restrictions do not allow a range of rental
11 housing options, including, but not limited to, apartment houses
12 and mobile home parks, on at least 50% of the developable land
13 within the municipality, the municipality may not accept this
14 chapter.'

16 **STATEMENT OF FACT**

18 This amendment is the minority report of the Joint Standing
19 Committee on State and Local Government. This amendment sets
20 objective standards by which to measure abnormally high rents,
21 abnormally low vacancy rates and the effects of municipal land
22 use restrictions.