

# MAINE STATE LEGISLATURE

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# 121st MAINE LEGISLATURE

## FIRST REGULAR SESSION-2003

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Legislative Document

No. 218

H.P. 177

House of Representatives, January 21, 2003

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**RESOLUTION, Proposing an Amendment to the Constitution of  
Maine to Stabilize Real Estate Valuation and Protect Ancestral  
Homes**

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Reference to the Committee on Taxation suggested and ordered printed.

*Millicent M. MacFarland*  
MILLICENT M. MacFARLAND  
Clerk

Presented by Representative SULLIVAN of Biddeford.  
Cosponsored by Senator MARTIN of Aroostook and  
Representatives: BLISS of South Portland, BREault of Buxton, HUTTON of Bowdoinham,  
LAVERRIERE-BOUCHER of Biddeford, McNEIL of Rockland, Senators: GAGNON of  
Kennebec, HALL of Lincoln, PENDLETON of Cumberland.

**CONCEPT DRAFT  
SUMMARY**

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This constitutional resolution is a concept draft pursuant to Joint Rule 208.

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8 The constitutional resolution proposes to amend the  
10 Constitution of Maine to limit the ability of municipalities to  
12 increase the valuation of homes. Increased valuations increase  
14 the property taxes levied on those homes. The limitation would  
16 be achieved by establishing a baseline for property values using  
18 the value of the home in 1985. Unless there were major  
renovations to the home or the home was sold, the valuation would  
stay at the 1985 level. If a home remained in a family through  
inheritance, the town could adjust the value from generation to  
generation. This constitutional resolution would not affect the  
ability of each municipality to set its own mill rate for  
property taxes.