

# MAINE STATE LEGISLATURE

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# 129th MAINE LEGISLATURE

## FIRST REGULAR SESSION-2019

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Legislative Document

No. 560

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H.P. 404

House of Representatives, February 5, 2019

**An Act To Improve Access to Property Tax Exemptions for New Homeowners**

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Reference to the Committee on Taxation suggested and ordered printed.

*Robert B. Hunt*  
ROBERT B. HUNT  
Clerk

Presented by Representative GROHOSKI of Ellsworth.

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

2 **Sec. 1. 36 MRSA §681, sub-§5, ¶¶A and B**, as enacted by PL 2005, c. 647, §3  
3 and affected by §5, are amended to read:

4 A. Shareholder in a cooperative housing corporation that owns a homestead in this  
5 State; and

6 ~~B. Shareholder for the preceding 12 months in the cooperative housing corporation~~  
7 ~~specified in paragraph A; and~~

8 **Sec. 2. 36 MRSA §683, sub-§1**, as amended by PL 2017, c. 478, §1, is further  
9 amended to read:

10 **1. Exemption amount.** Except for assessments for special benefits, the just value of  
11 \$10,000 of the homestead of a permanent resident of this State ~~who has owned a~~  
12 ~~homestead in this State for the preceding 12 months~~ is exempt from taxation.  
13 Notwithstanding this subsection, a permanent resident of this State who loses ownership  
14 of a homestead in this State due to a tax lien foreclosure and subsequently regains  
15 ownership of the homestead from the municipality that foreclosed on the tax lien is  
16 deemed to have continuously owned the homestead and may not be determined ineligible  
17 for the exemption provided in this section due to the ownership of the homestead by the  
18 municipality. In determining the local assessed value of the exemption, the assessor shall  
19 multiply the amount of the exemption by the ratio of current just value upon which the  
20 assessment is based as furnished in the assessor's annual return pursuant to section 383.  
21 If the title to the homestead is held by the applicant jointly or in common with others, the  
22 exemption may not exceed \$10,000 of the just value of the homestead, but may be  
23 apportioned among the owners who reside on the property to the extent of their respective  
24 interests. A municipality responsible for administering the homestead exemption has no  
25 obligation to create separate accounts for each partial interest in a homestead owned  
26 jointly or in common.

27 **SUMMARY**

28 This bill provides that a permanent resident of the State who owns a homestead in the  
29 State does not need to own the homestead for the preceding 12 months in order to qualify  
30 for the Maine resident homestead property tax exemption.