

MAINE STATE LEGISLATURE

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L.D. 1806

Date: 3/9/26 MINORITY

(Filing No. H-836)

HOUSING AND ECONOMIC DEVELOPMENT

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**STATE OF MAINE
HOUSE OF REPRESENTATIVES
132ND LEGISLATURE
SECOND REGULAR SESSION**

COMMITTEE AMENDMENT "A" to H.P. 1207, L.D. 1806, "An Act to Create a Residential Rental Unit Registry"

Amend the bill by striking out the title and substituting the following:

'An Act to Require Submission of Information on the Rental or Leasing of Residential Buildings and Residential Dwellings'

Amend the bill by striking out everything after the enacting clause and inserting the following:

'Sec. 1. 13-B MRSA §1301, sub-§1, ¶D, as enacted by PL 2007, c. 323, Pt. B, §27 and affected by Pt. G, §4, is amended to read:

D. A brief statement of the character of the activities in which the domestic or foreign corporation is actually engaged in this State, if any; ~~and~~

Sec. 2. 13-B MRSA §1301, sub-§1, ¶E, as enacted by PL 2007, c. 323, Pt. B, §27 and affected by Pt. G, §4, is amended to read:

E. The address of its principal office, wherever located; ~~and~~

Sec. 3. 13-B MRSA §1301, sub-§1, ¶F is enacted to read:

F. The industry code of a domestic or foreign corporation under the North American Industry Classification System of the United States Department of Commerce, United States Census Bureau.

Sec. 4. 13-B MRSA §1301, sub-§1-A is enacted to read:

1-A. Residential rental units. Beginning June 1, 2028, if a domestic or foreign corporation required to file an annual report under subsection 1 is classified under the North American Industry Classification System as engaged in renting or leasing residential buildings or residential dwellings, referred to collectively in this subsection as "the residential rental unit," the corporation shall provide the following information on a form prescribed by the Secretary of State:

COMMITTEE AMENDMENT

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COMMITTEE AMENDMENT "A" to H.P. 1207, L.D. 1806

- 1 A. The name, e-mail address and telephone number of the owner of the residential
2 rental unit;
- 3 B. If the owner is not directly involved with the administration or management of the
4 residential rental unit, the name, e-mail address and telephone number of the registered
5 agent, manager or management company responsible for the administration or
6 management of the residential rental unit;
- 7 C. The name, e-mail address and telephone number of any entity that is a parent or
8 subsidiary of the owner of the residential rental unit and that is authorized by the
9 Secretary of State to conduct business in the State;
- 10 D. Emergency contact information of the owner of the residential rental unit if the
11 information is different from paragraph A or B;
- 12 E. The physical address of the residential rental unit for 9-1-1 services as defined in
13 Title 25, section 2921, subsection 6;
- 14 F. The mailing address of the residential rental unit if different from the physical
15 address under paragraph E; and
- 16 G. If the owner owns property with multiple residential rental units, the total number
17 of residential rental units, the number of residential rental units occupied as of the date
18 of the annual report and the total number of residential rental units on each property
19 not available for occupancy due to construction or renovation.

20 For purposes of this subsection, "owner" means the corporation or the person holding the
21 title to the residential rental unit, if different than the corporation.

22 **Sec. 5. 13-C MRSA §1621, sub-§1, ¶I**, as enacted by PL 2021, c. 385, §2, is
23 amended to read:

24 I. An indication of how many female directors are on the board of directors of the
25 publicly held domestic corporation; ~~and~~

26 **Sec. 6. 13-C MRSA §1621, sub-§1, ¶J**, as enacted by PL 2021, c. 385, §2, is
27 amended to read:

28 J. An indication as to whether the domestic publicly held corporation has the minimum
29 number of female directors on its board of directors required by section 803, subsection
30 4; ~~and~~

31 **Sec. 7. 13-C MRSA §1621, sub-§1, ¶K** is enacted to read:

32 K. The industry code of a domestic or foreign corporation under the North American
33 Industry Classification System of the United States Department of Commerce, United
34 States Census Bureau.

35 **Sec. 8. 13-C MRSA §1621, sub-§1-A** is enacted to read:

36 1-A. Residential rental units. Beginning June 1, 2028, if a domestic or foreign
37 corporation required to file an annual report under subsection 1 is classified under the North
38 American Industry Classification System as engaged in renting or leasing residential
39 buildings or residential dwellings, referred to collectively in this subsection as "the
40 residential rental unit," the corporation shall provide the following information on a form
41 prescribed by the Secretary of State:

- 1 A. The name, e-mail address and telephone number of the owner of the residential
- 2 rental unit;
- 3 B. If the owner is not directly involved with the administration or management of the
- 4 residential rental unit, the name, e-mail address and telephone number of the registered
- 5 agent, manager or management company responsible for the administration or
- 6 management of the residential rental unit;
- 7 C. The name, e-mail address and telephone number of any entity that is a parent or
- 8 subsidiary of the owner of the residential rental unit and that is authorized by the
- 9 Secretary of State to conduct business in the State;
- 10 D. Emergency contact information of the owner of the residential rental unit if the
- 11 information is different from paragraph A or B;
- 12 E. The physical address of the residential rental unit for 9-1-1 services as defined in
- 13 Title 25, section 2921, subsection 6;
- 14 F. The mailing address of the residential rental unit if different from the physical
- 15 address under paragraph E; and
- 16 G. If the owner owns property with multiple residential rental units, the total number
- 17 of residential rental units, the number of residential rental units occupied as of the date
- 18 of the annual report and the total number of residential rental units on each property
- 19 not available for occupancy due to construction or renovation.

20 For purposes of this subsection, "owner" means the corporation or the person holding the
 21 title to the residential rental unit, if different than the corporation.

22 **Sec. 9. 31 MRSA §873, sub-§1, ¶C**, as enacted by PL 1995, c. 633, Pt. B, §1, is
 23 amended to read:

24 C. A brief statement of the character of the business in which the limited liability
 25 partnership is actually engaged in this State, if any; ~~and~~

26 **Sec. 10. 31 MRSA §873, sub-§1, ¶D**, as repealed and replaced by PL 2005, c. 543,
 27 Pt. B, §12 and affected by §15, is amended to read:

28 D. The street address of the partnership's chief executive office, the street address of
 29 an office of the partnership in this State and the name and street address of the contact
 30 partner; ~~and~~

31 **Sec. 11. 31 MRSA §873, sub-§1, ¶E** is enacted to read:

32 E. The industry code of a registered limited liability partnership or foreign limited
 33 liability partnership under the North American Industry Classification System of the
 34 United States Department of Commerce, United States Census Bureau.

35 **Sec. 12. 31 MRSA §873, sub-§1-A** is enacted to read:

36 1-A. Residential rental units. Beginning June 1, 2028, if a registered limited liability
 37 partnership or foreign limited liability partnership required to file an annual report under
 38 subsection 1 is classified under the North American Industry Classification System as
 39 engaged in renting or leasing residential buildings or residential dwellings, referred to
 40 collectively in this subsection as "the residential rental unit," the limited liability

1 partnership shall provide the following information on a form prescribed by the Secretary
2 of State:

3 A. The name, e-mail address and telephone number of the owner of the residential
4 rental unit;

5 B. If the owner is not directly involved with the administration or management of the
6 residential rental unit, the name, e-mail address and telephone number of the registered
7 agent, manager or management company responsible for the administration or
8 management of the residential rental unit;

9 C. The name, e-mail address and telephone number of any entity that is a parent or
10 subsidiary of the owner of the residential rental unit and that is authorized by the
11 Secretary of State to conduct business in the State;

12 D. Emergency contact information of the owner of the residential rental unit if the
13 information is different from paragraph A or B;

14 E. The physical address of the residential rental unit for 9-1-1 services as defined in
15 Title 25, section 2921, subsection 6;

16 F. The mailing address of the residential rental unit if different from the physical
17 address under paragraph E; and

18 G. If the owner owns property with multiple residential rental units, the total number
19 of residential rental units, the number of residential rental units occupied as of the date
20 of the annual report and the total number of residential rental units on each property
21 not available for occupancy due to construction or renovation.

22 For purposes of this subsection, "owner" means the registered limited liability partnership
23 or foreign limited liability partnership or the person holding the title to the residential rental
24 unit, if different than the registered limited liability partnership or foreign limited liability
25 partnership.

26 **Sec. 13. 31 MRSA §1330, sub-§1, ¶A**, as amended by PL 2007, c. 323, Pt. F, §15
27 and affected by Pt. G, §4, is further amended by amending subparagraph (4) to read:

28 (4) The name and business or residence address of each general partner, including
29 the street or rural route number, town or city and state; ~~and~~

30 **Sec. 14. 31 MRSA §1330, sub-§1, ¶A**, as amended by PL 2007, c. 323, Pt. F, §15
31 and affected by Pt. G, §4, is further amended by amending subparagraph (5) to read:

32 (5) The address of its principal office, wherever located; and

33 **Sec. 15. 31 MRSA §1330, sub-§1, ¶A**, as amended by PL 2007, c. 323, Pt. F, §15
34 and affected by Pt. G, §4, is further amended by enacting a new subparagraph (6) to read:

35 (6) The industry code of a domestic limited partnership or foreign limited
36 partnership under the North American Industry Classification System of the United
37 States Department of Commerce, United States Census Bureau.

38 **Sec. 16. 31 MRSA §1330, sub-§1-A** is enacted to read:

39 **1-A. Residential rental units.** Beginning June 1, 2028, if a domestic limited
40 partnership or foreign limited partnership required to file an annual report under subsection
41 1 is classified under the North American Industry Classification System as engaged in

1 renting or leasing residential buildings or residential dwellings, referred to collectively in
 2 this subsection as "the residential rental unit," the limited partnership shall provide the
 3 following information on a form prescribed by the Secretary of State:

4 A. The name, e-mail address and telephone number of the owner of the residential
 5 rental unit;

6 B. If the owner is not directly involved with the administration or management of the
 7 residential rental unit, the name, e-mail address and telephone number of the registered
 8 agent, manager or management company responsible for the administration or
 9 management of the residential rental unit;

10 C. The name, e-mail address and telephone number of any entity that is a parent or
 11 subsidiary of the owner of the residential rental unit and that is authorized by the
 12 Secretary of State to conduct business in the State;

13 D. Emergency contact information of the owner of the residential rental unit if the
 14 information is different from paragraph A or B;

15 E. The physical address of the residential rental unit for 9-1-1 services as defined in
 16 Title 25, section 2921, subsection 6;

17 F. The mailing address of the residential rental unit if different from the physical
 18 address under paragraph E; and

19 G. If the owner owns property with multiple residential rental units, the total number
 20 of residential rental units, the number of residential rental units occupied as of the date
 21 of the annual report and the total number of residential rental units on each property
 22 not available for occupancy due to construction or renovation.

23 For purposes of this subsection, "owner" means the domestic limited partnership or foreign
 24 limited partnership or the person holding the title to the residential rental unit, if different
 25 than the domestic limited partnership or foreign limited partnership.

26 **Sec. 17. 31 MRSA §1665, sub-§1, ¶D,** as enacted by PL 2009, c. 629, Pt. A, §2
 27 and affected by §3, is amended to read:

28 D. A brief statement of the character of the business in which the limited liability
 29 company is actually engaged in this State; ~~and~~

30 **Sec. 18. 31 MRSA §1665, sub-§1, ¶E,** as amended by PL 2011, c. 113, Pt. B, §8,
 31 is further amended to read:

32 E. The name and address of at least one person who is a member, manager or other
 33 authorized person of the limited liability company; ~~and~~

34 **Sec. 19. 31 MRSA §1665, sub-§1, ¶F** is enacted to read:

35 F. The industry code of a limited liability company or foreign limited liability company
 36 under the North American Industry Classification System of the United States
 37 Department of Commerce, United States Census Bureau.

38 **Sec. 20. 31 MRSA §1665, sub-§1-A** is enacted to read:

39 1-A. Residential rental units. Beginning June 1, 2028, if a limited liability company
 40 or foreign limited liability company required to file an annual report under subsection 1 is
 41 classified under the North American Industry Classification System as engaged in renting

1 or leasing residential buildings or residential dwellings, referred to collectively in this
 2 subsection as "the residential rental unit," the company shall provide the following
 3 information on a form prescribed by the Secretary of State:

4 A. The name, e-mail address and telephone number of the owner of the residential
 5 rental unit;

6 B. If the owner is not directly involved with the administration or management of the
 7 residential rental unit, the name, e-mail address and telephone number of the registered
 8 agent, manager or management company responsible for the administration or
 9 management of the residential rental unit;

10 C. The name, e-mail address and telephone number of any entity that is a parent or
 11 subsidiary of the owner of the residential rental unit and that is authorized by the
 12 Secretary of State to conduct business in the State;

13 D. Emergency contact information of the owner of the residential rental unit if the
 14 information is different from paragraph A or B;

15 E. The physical address of the residential rental unit for 9-1-1 services as defined in
 16 Title 25, section 2921, subsection 6;

17 F. The mailing address of the residential rental unit if different from the physical
 18 address under paragraph E; and

19 G. If the owner owns property with multiple residential rental units, the total number
 20 of residential rental units, the number of residential rental units occupied as of the date
 21 of the annual report and the total number of residential rental units on each property of
 22 the owner not available for occupancy due to construction or renovation.

23 For purposes of this subsection, "owner" means the limited liability company or foreign
 24 limited liability company or the person holding the title to the residential rental unit, if
 25 different than the limited liability company or foreign limited liability company.

26 **Sec. 21. Secretary of State to update forms.** By January 1, 2028, the Secretary
 27 of State shall provide a form or other method for the submission of the following
 28 information as required under the Maine Revised Statutes, Title 13-B, section 1301; Title
 29 13-C, section 1621; and Title 31, sections 873, 1330 and 1665:

30 1. The name, e-mail address and telephone number of the owner of the residential
 31 rental unit;

32 2. If the owner is not directly involved with the administration or management of the
 33 residential rental unit, the name, e-mail address and telephone number of the registered
 34 agent, manager or management company responsible for the administration or management
 35 of the residential rental unit;

36 3. The name, e-mail address and telephone number of any entity that is a parent or
 37 subsidiary of the owner of the residential rental unit and that is authorized by the Secretary
 38 of State to conduct business in the State;

39 4. Emergency contact information of the owner of the residential rental unit if the
 40 information is different from subsection 1 or 2;

41 5. The physical address of the residential rental unit for 9-1-1 services as defined in
 42 Title 25, section 2921, subsection 6;

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6. The mailing address of the residential rental unit if different from the physical address under subsection 5; and

7. If the owner owns property with multiple residential rental units, the total number of residential rental units, the number of residential rental units occupied as of the date of the annual report and the total number of residential rental units on each property of the owner not available for occupancy due to construction or renovation.

Sec. 22. Appropriations and allocations. The following appropriations and allocations are made.

SECRETARY OF STATE, DEPARTMENT OF

Bureau of Corporations, Elections and Commissions 0692

Initiative: Provides funding for 2 Office Specialist II positions and related costs to submit information on the rental or leasing of residential buildings and residential dwellings.

GENERAL FUND	2025-26	2026-27
POSITIONS - LEGISLATIVE COUNT	0.000	2.000
Personal Services	\$0	\$171,597
All Other	\$0	\$322,515
GENERAL FUND TOTAL	\$0	\$494,112

Amend the bill by relettering or renumbering any nonconsecutive Part letter or section number to read consecutively.

SUMMARY

This amendment, which is the minority report of the committee, changes the title and replaces the bill. The amendment requires certain business entities to include, on the annual report required to be filed with the Secretary of State, the business entities' industry code under the North American Industry Classification System of the United States Department of Commerce, United States Census Bureau. This new requirement applies to for-profit and nonprofit corporations, limited liability partnerships, limited partnerships and limited liability companies, all whether foreign or domestic. The amendment requires that additional information be provided with the annual report if the business entity's industry code indicates the business is engaged in renting or leasing residential buildings or residential dwellings in the State. The amendment requires the Secretary of State to provide a form or other method for the submission of the additional information by January 1, 2028. The amendment includes an appropriations and allocations section.

FISCAL NOTE REQUIRED

(See attached)



132nd MAINE LEGISLATURE

LD 1806

LR 2072(02)

An Act to Create a Residential Rental Unit Registry

Fiscal Note for Bill as Amended by Committee Amendment "A" (H-386)
 Committee: Housing and Economic Development

Fiscal Note Required: Yes

Fiscal Note

	FY 2025-26	FY 2026-27	Projections FY 2027-28	Projections FY 2028-29
Net Cost (Savings)				
General Fund	\$0	\$494,112	\$486,089	\$492,489
Appropriations/Allocations				
General Fund	\$0	\$494,112	\$486,089	\$492,489

Fiscal Detail and Notes

The bill includes a General Fund appropriation to the Department of the Secretary of State of \$494,112 in fiscal year 2026-27 for 2 Office Specialist II positions and related costs to submit information on the rental or leasing of residential buildings and residential dwellings.