

# MAINE STATE LEGISLATURE

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L.D. 2124

Date: 3/24/26 Minority (Filing No. H- 888)

**HOUSING AND ECONOMIC DEVELOPMENT**

Reproduced and distributed under the direction of the Clerk of the House.

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

COMMITTEE AMENDMENT "B" to H.P. 1439, L.D. 2124, "An Act to Support Emergency Shelter Funding Using Revenue from the Real Estate Transfer Tax"

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

'Sec. 1. 36 MRS A §4641-B, sub-§4-B, ¶E-2, as enacted by PL 2025, c. 388, Pt. V, §6 and affected by §10, is amended to read:

E-2. In fiscal year 2026-27 and each fiscal year thereafter, the Treasurer of State shall credit the revenues derived from the tax imposed pursuant to section 4641-A, subsection 1 in accordance with this paragraph.

(1) At the beginning of the fiscal year, the Maine State Housing Authority shall certify to the Treasurer of State the amount that is necessary and sufficient to meet the authority's obligations relating to bonds issued or planned to be issued by the authority under Title 30-A, section 4864.

(2) After reducing the revenue amount by the amount certified pursuant to subparagraph (1), on a monthly basis, of the remaining revenue, the Treasurer of State shall:

(a) Pay 18% to the Department of Health and Human Services, which shall deposit the funds in the Housing First Fund established in Title 22, section 20-A, subsection 2;

(b) Pay 32% to the Maine State Housing Authority, which shall deposit the funds in the Housing Opportunities for Maine Fund created in Title 30-A, section 4853;

(c) Pay 30% to the Maine State Housing Authority, which shall deposit the funds in the Housing Production Fund established in Title 30-A, section 4773 to support the federal low-income housing tax credit as provided in Section 42 of the United States Internal Revenue Code of 1986, as amended, and the

**COMMITTEE AMENDMENT**

1 authority's rural affordable rental housing program and affordable  
2 homeownership program; and

3 (d) Deposit ~~20%~~ 18% in the General Fund; and

4 (e) Pay 2% to the Maine State Housing Authority, which shall deposit the  
5 funds in the authority's shelter operating subsidy program, which supports  
6 emergency homeless shelters in the State.

7 **Sec. 2. Appropriations and allocations.** The following appropriations and  
8 allocations are made.

9 **HOUSING AUTHORITY, MAINE STATE**

10 **Shelter Operating Subsidy 0661**

11 Initiative: Allocates funds to support emergency homeless shelters in the State through the  
12 authority's shelter operating subsidy program.

13	<b>OTHER SPECIAL REVENUE FUNDS</b>	<b>2025-26</b>	<b>2026-27</b>
14	All Other	\$0	\$1,012,617
15			
16	<b>OTHER SPECIAL REVENUE FUNDS TOTAL</b>	<hr/> \$0	<hr/> \$1,012,617

17 **Sec. 3. Effective date.** This Act takes effect September 1, 2026.'

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

20 **SUMMARY**

21 This amendment, which is the minority report of the committee, replaces the bill. It  
22 reduces the percentage of revenue from the real estate transfer tax deposited to the General  
23 Fund from 20% to 18% and requires that 2% of the real estate transfer tax revenue be paid  
24 to the Maine State Housing Authority, which must deposit the funds in the authority's  
25 shelter operating subsidy program, which supports emergency homeless shelters in the  
26 State. The amendment also includes an allocation to the shelter operating subsidy program  
27 in fiscal year 2026-27.

28 **FISCAL NOTE REQUIRED**  
29 (See attached)



# 132nd MAINE LEGISLATURE

LD 2124

LR 2746(03)

## An Act to Support Emergency Shelter Funding Using Revenue from the Real Estate Transfer Tax

Fiscal Note for Bill as Amended by Committee Amendment "B" (H-888)  
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
<b>Net Cost (Savings)</b>				
General Fund	\$0	\$1,012,617	\$1,206,452	\$1,255,184
<b>Appropriations/Allocations</b>				
Other Special Revenue Funds	\$0	\$1,012,617	\$1,206,452	\$1,255,184
<b>Revenue</b>				
General Fund	\$0	(\$1,012,617)	(\$1,206,452)	(\$1,255,184)
Other Special Revenue Funds	\$0	\$1,012,617	\$1,206,452	\$1,255,184

### Fiscal Detail and Notes

The bill shifts 2 percent of real estate transfer tax revenue from the General Fund to the Maine State Housing Authority's, Shelter Operating Subsidy, Other Special Revenue Funds program, resulting in a decrease in General Fund revenue of \$1,012,617 in fiscal year 2026-27.

The bill also provides an Other Special Revenue Funds allocation of \$1,012,671 in fiscal year 2026-27 to the Maine State Housing Authority's, Shelter Operating Subsidy program.