

MAINE STATE LEGISLATURE

The following document is provided by the
LAW AND LEGISLATIVE DIGITAL LIBRARY
at the Maine State Law and Legislative Reference Library
<http://legislature.maine.gov/lawlib>



Reproduced from electronic originals
(may include minor formatting differences from printed original)

LAWS
OF THE
STATE OF MAINE

AS PASSED BY THE

ONE HUNDRED AND THIRTY-FIRST LEGISLATURE

FIRST REGULAR SESSION
December 7, 2022 to March 30, 2023

FIRST SPECIAL SESSION
April 5, 2023 to July 26, 2023

THE GENERAL EFFECTIVE DATE FOR
FIRST REGULAR SESSION
NONEMERGENCY LAWS IS
JUNE 29, 2023

THE GENERAL EFFECTIVE DATE FOR
FIRST SPECIAL SESSION
NONEMERGENCY LAWS IS
OCTOBER 25, 2023

PUBLISHED BY THE REVISOR OF STATUTES
IN ACCORDANCE WITH THE MAINE REVISED STATUTES ANNOTATED,
TITLE 3, SECTION 163-A, SUBSECTION 4.

Augusta, Maine
2023

CHAPTER 259
H.P. 696 - L.D. 1101

An Act to Support Lower
Home Energy Costs by
Establishing a Home Energy
Scoring System

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

Sec. 1. 35-A MRSA §10117, as enacted by PL
2009, c. 372, Pt. B, §3, is amended to read:

§10117. Energy efficiency of ~~rental~~ residential prop-
erties

1. Residential ~~rental~~ energy efficiency disclo-
sure statement. The trust and the Maine State Housing
Authority shall prepare a residential rental energy effi-
ciency disclosure statement form for landlords and
other lessors of residential properties to use to disclose
to tenants and lessees information about the energy effi-
ciency of the property in order to comply with Title
14, section 6030-C. The trust and the Maine State Hous-
ing Authority shall post and maintain the statement
form required by this subsection on the Internet in a for-
mat that is easily accessible by the public.

2. Suggested energy efficiency standards for
residential rental properties. The trust and the Maine
State Housing Authority shall prepare suggested energy
efficiency standards for landlords and other lessors of
residential rental property that is used by a tenant or les-
see as a primary residence. The trust and the Maine
State Housing Authority shall post and maintain the
standards required by this subsection on the Internet in
a format that is easily accessible by the public.

3. ~~Effective date.~~ This section takes effect July 1,
2010.

4. Home energy score. By June 30, 2024, the trust
shall establish a home energy scoring system for resi-
dential buildings for the purposes of evaluating a build-
ing's energy efficiency. The home energy score must es-
timate energy use and associated costs and assist with
the identification of energy solutions to improve the
building's efficiency and be consistent with the United
States Department of Energy asset-based home energy
score. The trust shall establish a process by which a
recipient of a home energy score may voluntarily report
the score to the trust. The trust shall establish and main-
tain a database of these home energy scores.

See title page for effective date.

CHAPTER 260
S.P. 514 - L.D. 1277

An Act to Amend the Laws
Regarding Real Property
Investment by Credit Unions

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

Sec. 1. 9-B MRSA §863, as amended by PL
2017, c. 143, §10, is further amended by amending the
section headnote to read:

§863. Real estate for office facilities property

Sec. 2. 9-B MRSA §863, sub-§1, as enacted by
PL 1975, c. 500, §1, is amended to read:

1. Authorizing. A Except as provided by subsec-
tion 3, a credit union may invest in real estate property
by the purchase of improved or unimproved real estate
property, and in the erection or improvement of build-
ings ~~thereon~~ on the real property together with fixtures
and equipment, for the purpose of providing offices for
the transaction of its business. Such buildings may in-
clude space for rental purposes.

Sec. 3. 9-B MRSA §863, sub-§3 is enacted to
read:

3. Exception. Unless prohibited by federal law, a
credit union may invest in real property to facilitate a
member's acquisition, financing or refinancing of
owner-occupied residential property consisting of not
more than 4 dwelling units located in this State. Without
the prior written consent of the superintendent, the du-
ration of an investment under this subsection may not
exceed 180 days and the aggregate amount of all such
outstanding investments may not exceed 10% of a
credit union's total surplus.

Sec. 4. 9-B MRSA §864, sub-§1, as repealed
and replaced by PL 1993, c. 99, §2, is amended to read:

1. Authorization. A credit union may invest, in-
dividually or with other credit unions or other entities,
in service corporations as defined in section 131. In ad-
dition to the activities described in the definition of "ser-
vice corporation" under section 131, subsection 37, ser-
vice corporation activities may include investing in real
property to facilitate a credit union member's acquisi-
tion, financing or refinancing of owner-occupied resi-
dential property consisting of not more than 4 dwelling
units located in this State. Without the prior written con-
sent of the superintendent, the duration of an investment
under this subsection may not exceed 180 days.

See title page for effective date.
