

# MAINE STATE LEGISLATURE

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STATE OF MAINE  
131<sup>ST</sup> LEGISLATURE  
SECOND REGULAR SESSION



Disposition of bills and summaries of all laws enacted or finally passed

**JOINT SELECT COMMITTEE ON HOUSING**

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# STATE OF MAINE

131<sup>ST</sup> LEGISLATURE  
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## LEGISLATIVE DIGEST OF BILLS AND SUMMARIES OF ENACTED LAWS

This *Legislative Digest of Bills and Summaries of Enacted Laws* provides the disposition of all LDs and summaries of all laws enacted or finally passed during the Second Regular Session of the 131st Maine Legislature. Please note that all LDs and proposed amendments may be found through the Legislature's webpage, and each includes a summary of what the bill or amendment proposed.

The *Legislative Digest of Bills and Summaries of Enacted Laws* is arranged alphabetically by committee. Within each committee section is a subject index of all LDs considered by that committee as well as a digest of the LDs, arranged by LD number. Also included are enacted law summaries of the LDs enacted or finally passed. Brief analyst notes on certain LDs are also included: a committee digest will indicate if additional notes are provided for an LD. These notes add information staff found useful and may provide useful information to users of this *Digest*; please note that most LDs do not have a note and lack of a note should not be interpreted as having any significance. A separate section of the *Digest* provides a digest of the relatively few LDs that were not referred to a committee or reported from a committee as a committee bill; enacted law summaries of the LDs enacted or finally passed are provided. Finally, an appendix provides a summary of relevant session statistics.

The final disposition of each LD is noted in the relevant summary digest and index. The following describes the various final actions.

*CARRIED OVER*..... carried over to a subsequent session of the Legislature  
*CON RES XXX*..... chapter # of constitutional resolution passed by both houses  
*CONF CMTE UNABLE TO AGREE*..... Committee of Conference unable to agree; legislation died  
*DIED BETWEEN HOUSES*..... House & Senate disagreed; legislation died  
*DIED IN CONCURRENCE*.....defeated in each house, but on different motions; legislation died  
*DIED ON ADJOURNMENT*..... action incomplete when session ended; legislation died  
*EMERGENCY*.....enacted law takes effect sooner than 90 days after session adjournment  
*FAILED, EMERGENCY ENACTMENT or FINAL PASSAGE*.....emergency failed to receive required 2/3 vote  
*FAILED, ENACTMENT or FINAL PASSAGE*..... failed to receive final majority vote  
*FAILED, MANDATE ENACTMENT*..... legislation proposing local mandate failed required 2/3 vote  
*HELD BY GOVERNOR*..... Governor has not signed; final disposition to be determined at subsequent session  
*LEAVE TO WITHDRAW*.....sponsor's request to withdraw legislation granted  
*NOT PROPERLY BEFORE THE BODY*.....ruled out of order by the presiding officer; legislation died  
*INDEF PP*..... indefinitely postponed; legislation died  
*ONTP, ACCEPTED, MAJORITY, MINORITY or REPORT X*.....ought-not-to-pass report accepted; legislation died  
*P&S XXX*..... chapter # of enacted private & special law  
*PUBLIC XXX*.....chapter # of enacted public law  
*RESOLVE XXX*..... chapter # of finally passed resolve  
*VETO SUSTAINED*..... Legislature failed to override Governor's veto

The effective date for non-emergency legislation enacted in the Second Regular Session of the 131st Legislature is Friday, August 9, 2024. The effective date for legislation enacted as an emergency measure may be found in the enacted law summary for that legislation.

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### **LD 337 An Act to Amend the Law Governing the Regulation of Manufactured Housing to Increase Affordable Housing**

#### **ENACTED LAW SUMMARY**

Public Law 2023, chapter 552 amends the law governing land use ordinances by requiring a municipality to allow manufactured housing wherever single-family dwellings are allowed, subject to the same design criteria as the municipality may establish for single-family dwellings.

### **LD 492 An Act to Repurpose Vacant Shopping Mall and Retail Space to Mixed-use Housing and Retail**

#### **ENACTED LAW SUMMARY**

Public Law 2023, chapter 490 adds a requirement that, as necessary to meet statewide regional housing production goals, a municipality is required to adopt ordinances to allow the establishment of residential units in buildings on property zoned for commercial use including vacant or partially vacant retail space.

Public Law 2023, chapter 490 was finally enacted in both the House and Senate prior to the adjournment sine die of the First Special Session in 2023 but was not signed by the Governor. Pursuant to the Constitution of Maine, Public Law 2023, chapter 490 became law without the Governor's signature on January 7, 2024.

### **LD 772 An Act to Limit Retroactive Application of Land Use Ordinances to Pending Permit Applications That Propose Housing**

#### **ENACTED LAW SUMMARY**

Public Law 2023, chapter 598 provides that a municipality or municipal reviewing authority may not apply a land use ordinance retroactively with regard to a permit application for a development that includes residential housing if the ordinance was proposed after the permit was submitted and deemed complete for processing.

### **LD 1294 An Act Regarding the Ordinances Governing Residential Units Located in Buildings in a Location Zoned for Commercial Use**

#### **ENACTED LAW SUMMARY**

Public Law 2023, chapter 536 amends the law authorizing a municipality, as necessary to achieve statewide and regional housing production goals, to adopt ordinances to allow residential units within buildings located in an area zoned for commercial use and, if adopted by a municipality,

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requires that such an ordinance establishing a limit on the number of residential units within a building in a location zoned for commercial use be proportional to the space available for residential units in that building. Public Law 2023, chapter 536 removes that requirement and makes the proportional limit optional.

### **LD 1505 An Act to Amend the Maine Cooperative Affordable Housing Ownership Act**

#### **ENACTED LAW SUMMARY**

Public Law 2023, chapter 513 makes changes to the Maine Cooperative Affordable Housing Ownership Act. The law adds definitions for the terms, “housing assistance programs,” “housing cooperative,” and “group equity cooperative” and describes the components that make a housing cooperative a group equity cooperative under the Maine Cooperative Affordable Housing Ownership Act.

Public Law 2023, chapter 513 requires that housing assistance programs administered by the state or a municipality be made reasonably available to residents of housing cooperatives. The law provides that administrators of those housing assistance programs may develop specific policies that govern the treatment of program applicants who reside in housing cooperatives. For those housing assistance programs that do not include policies specific to housing cooperatives, applicants belonging to housing cooperatives must be treated as homeowners, except that:

1. A program applicant who belongs to a group equity housing cooperative is classified as a renter or a tenant in rental property and the group equity cooperative itself is considered the landlord or property owner; and
2. A program applicant who is a resident of housing cooperative that is not a member of that cooperative is a tenant and the respective cooperative is the landlord or property.

Under Public Law 2023, chapter 513, when a housing cooperative is classified as a property owner, the cooperative has the right to apply for multifamily owner assistance programs.

### **LD 1673 Resolve, Establishing a Working Group to Coordinate Collaboration Among State Agencies for the Purpose of Promoting Smart Growth and Development in High-use Corridors**

#### **ENACTED LAW SUMMARY**

Resolve 2023, chapter 156 directs the Director of the Office of Policy Innovation and the Future to convene a working group consisting of the Commissioner of Transportation, the Commissioner of Environmental Protection, the Commissioner of Agriculture, Conservation and Forestry, the Commissioner of Economic and Community Development and the director of the Maine State Housing Authority to design a plan for agency coordination to maximize state resources and