

MAINE STATE LEGISLATURE

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STATE OF MAINE
131ST LEGISLATURE
SECOND REGULAR SESSION



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

JOINT SELECT COMMITTEE ON HOUSING

June 2024

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STATE OF MAINE

131ST 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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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

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promote smart growth in high-use corridors and to propose a plan for technical assistance grants to municipalities. The law requires the Director of the Office of Policy Innovation and the Future, no later than January 15, 2025, to submit a report to the joint standing and joint select committees of the Legislature having jurisdiction over housing matters regarding the working group's findings and recommendations. A joint standing or joint select committee that receives the report may submit legislation related to the report to the 132nd Legislature in 2025.

LD 1721 Resolve, to Establish a Plan to Provide Transitional Housing and to Support the Growth of Maine's Workforce

ENACTED LAW SUMMARY

Resolve 2023, chapter 136 directs the Office of Policy Innovation and the Future to propose a plan to provide transitional housing and support services to persons seeking federal work permits and submit a report to the joint standing committee or the joint select committee of the Legislature having jurisdiction over housing matters no later than January 15, 2025.

LD 2158 Resolve, to Improve the Housing Voucher System and Reduce the Number of Voucher Expirations

ENACTED LAW SUMMARY

Resolve 2023, chapter 159 directs the Maine State Housing Authority to convene a stakeholder group to gather information about the use of housing vouchers and income-based rental assistance and consider ways to maximize the use of housing vouchers by outlining the process for local housing authorities to request fair market rent waivers from the United States Department of Housing and Urban Development, making changes to the rules governing the expiration of housing vouchers and the area of the State in which a housing voucher can be used and educating landlords to increase the number of landlords who accept tenants who use housing vouchers or other income-based rental assistance. The authority is directed to submit a report to the joint standing or joint select committee of the Legislature having jurisdiction over housing matters by January 15, 2025.

LD 2169 Resolve, Directing the Office of Policy Innovation and the Future to Recommend Proposals to Support the Development of Attainable Housing

ENACTED LAW SUMMARY

Resolve 2023, chapter 162 directs the Director of the Office of Policy Innovation and the Future to develop proposals for potential financial assistance programs to support the development of rental housing for persons making 80% to 150% of the area median income and programs to support homeownership by persons making 120% to 180% of the area median income. The office is required to seek input from entities familiar with programs that assist with the development of