

MAINE STATE LEGISLATURE

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STATE OF MAINE
131ST LEGISLATURE
FIRST REGULAR AND FIRST SPECIAL SESSIONS



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

JOINT SELECT COMMITTEE ON HOUSING

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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 First Regular and First Special Sessions 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 First Regular and First Special Sessions of the 131st Legislature is Thursday, June 29, 2023 and Wednesday, October 25, 2023, respectively. 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 611 Resolve, Establishing a Working Group to Maximize Eligibility for Energy Efficiency Programs for Low-income Homeowners

ENACTED LAW SUMMARY

Resolve 2023, chapter 74 establishes a working group to be convened by the Maine State Housing Authority to develop a program that will provide financial assistance to low-income homeowners for weatherization and other repairs in order for the home to meet eligibility requirements for home energy assistance programs.

LD 724 An Act to Increase Opportunities for the Development or Preservation of Low-income Housing

ENACTED LAW SUMMARY

Public Law 2023, chapter 218 makes changes to the law related to low-income housing and programs administered by the Maine State Housing Authority. Under current law, the Maine State Housing Authority has the right of first refusal to purchase low-income rental housing unless a bona fide buyer, by contract with the seller, agrees to maintain the property as low-income housing. The law removes reference to right of first refusal and provides that either the Maine State Housing Authority or a municipal housing authority has an option to purchase a low-income rental property with the municipal housing authority having the first option. The law clarifies that a failure by an owner to provide required notice of an intent to sell the property or take an action that would result in termination of income eligibility restrictions or rental restrictions does not reduce the time period within which the Maine State Housing Authority or a municipal housing authority has to provide in writing an intent to exercise the option to purchase the property. It also authorizes the assignment of the purchase option to a nonprofit corporation and extends the option period, to a time after the appraised value is agreed upon and to allow for the application for any necessary government approvals.

Public Law 2023, chapter 218 repeals the cap on the amount of outstanding principal on construction loan bonds held by the Maine State Housing Authority.

Finally, Public Law 2023, chapter 218 amends the law that governs state growth-related capital investments by permitting investment in a low-income housing project of 18 or fewer units for individuals with a household income of no more than 80% of the area median income.

LD 1844 An Act to Support Emergency Housing Construction and Renovation Statewide by Creating a Matching Grant Program

ENACTED LAW SUMMARY

Public Law 2023, chapter 479 directs the Maine State Housing Authority to establish the Emergency Housing Matching Grant Program to provide grants to service providers to construct, acquire, renovate or lease buildings in order to provide emergency housing and shelter services. Applicants requesting grants

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greater than \$100,000 must meet eligibility requirements to demonstrate that they can provide an appropriate level of services and provide funding from a source other than state funding to match the amount of the grant request on a one-to-one basis. When considering requests for proposals, the Maine State Housing Authority is required to award favorable points to proposals from applicants that will provide services in underserved areas and potentially reduce demand for emergency housing and shelter services in hubs for services. Public Law 2023, chapter 479 provides one-time funding to the Maine State Housing Authority in the amount of \$257,000 for the program.

LD 1931 An Act to Foster Stable and Affordable Home Ownership in Mobile Home Parks by Amending the Laws Relating to the Sale of Mobile Home Parks

ENACTED LAW SUMMARY

Public Law 2023, chapter 378 changes current law regarding notice requirements when the owner of a mobile home park intends to accept an offer to purchase the park. Under this law, the owner of a mobile home park is required to give notice of the intent to sell the mobile home park to each mobile home owner of the mobile home park and to the Maine State Housing Authority. The park owner may not make a final unconditional acceptance of an offer to sell earlier than 60 days after the notice was provided. Within that 60 days, if a group or association of the owners of at least 51% of the mobile homes in the park sign a petition supporting an offer of purchase, the owner of the mobile home park must consider the offer and negotiate in good faith. Such an offer must include a purchase and sale agreement. If the mobile home park owner accepts the offer, the law provides for a 90-day period for the group or association of mobile home owners to secure financing.

Under this law, a violation of the requirement for notice of intent to sell or to negotiate in good faith is considered an unfair or deceptive trade practice.

Public Law 2023, chapter 378 provides for situations under which the notice and good faith negotiation requirements do not apply and also states that a mobile home park owner may send an affidavit of compliance to the county registry of deeds, the Maine State Housing Authority, or both.