

# MAINE STATE LEGISLATURE

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**STATE OF MAINE**  
132<sup>ND</sup> LEGISLATURE  
FIRST REGULAR AND FIRST SPECIAL SESSIONS



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

**JOINT STANDING COMMITTEE ON  
HOUSING AND ECONOMIC DEVELOPMENT**

August 2025

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## **JOINT STANDING COMMITTEE ON HOUSING AND ECONOMIC DEVELOPMENT**

### **LD 970 An Act to Support Affordable Housing Development**

#### **ENACTED LAW SUMMARY**

Public Law 2025, chapter 262 exempts from site location of development review by the Department of Environmental Protection the construction of dwelling units at an existing development that has been permitted under Maine's site location of development law, Maine Revised Statutes, Title 38, chapter 3, subchapter 1, article 6.

### **LD 997 An Act to Allow Residential Use Development in Commercial Districts**

#### **ENACTED LAW SUMMARY**

Public Law 2025, chapter 364 requires a municipality to allow residential units within buildings located in an area zoned for commercial use except when a municipality determines that flooding or other natural hazards in the zone makes the area unfit for residential use.

An ordinance adopted by a municipality that regulates the establishment of residential units in an area zoned for commercial use may: limit the number of residential units in a commercial development; restrict the ground floor of a building containing residential units for commercial use; and regulate the siting and design of the residential or mixed-use development provided the regulation is not unreasonably expensive or results in unreasonable delays.

An ordinance adopted by a municipality that regulates the establishment of residential units in an area zoned for commercial use may not contain restrictions more stringent than those contained in Maine Revised Statutes, Title 30-A, sections 4364, 4364-A and 4364-B applicable to dwelling units, including affordable housing and accessory dwelling units.

A municipality must comply with the requirements of this legislation by July 1, 2027.

### **LD 1016 An Act to Establish the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund**

#### **ENACTED LAW SUMMARY**

Public Law 2025, chapter 398 creates the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund to be administered by the Maine State Housing Authority. The fund's purpose is to support ownership of manufactured housing communities and mobile home parks by owners of the homes in these communities and parks. To support the fund, buyers of manufactured housing communities and mobile home parks must pay a fee equal to \$10,000 for each manufactured housing community lot or mobile home park lot in the community or park purchased. The Maine State Housing Authority, a municipal housing authority, and an entity and affiliate and related entities with a net worth of less than \$50,000,000 are not required to pay the fee.