

MAINE STATE LEGISLATURE

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STATE OF MAINE
132ND 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.

JOINT STANDING COMMITTEE ON HOUSING AND ECONOMIC DEVELOPMENT

The fee is due to the registry of deeds when the deed is offered for recordation. The registry keeps 5 % of the fee collected as reimbursement for services rendered by the registry of deeds in collection the fee. The remaining fee is sent to the Treasurer of State to be credited to the fund.

The Department of Professional and Financial Regulation is required to establish by rule the method and required evidence and documentation a purchaser must provide to the register of deeds to support a claim of exemption from the fee.

LD 1023 Resolve, to Reestablish the Blue Economy Task Force to Support Maine's Emergence as a Center for Blue Economy Innovation and Opportunity in the 21st Century

ENACTED LAW SUMMARY

Resolve 2025, chapter 114, directs the Department of Economic and Community Development to convene the Blue Economy Task Force to develop recommendations for the establishment of the Center for the Blue Economy and to make other recommendations. The task force is directed to submit a report to the Joint Standing Committee on Housing and Economic Development no later than December 3, 2025, and the committee may report out legislation relating to the report. The law also provides an appropriation of \$100,000 in fiscal year 2025-26 to the Maine Technology Capacity Fund to provide matching funds in support of blue economy-related research, economic development and education and training.

LD 1041 An Act to Preserve Affordability in Publicly Assisted Housing Developments

ENACTED LAW SUMMARY

Public Law 2025, chapter 381 amends the notice an owner of low-income rental housing must provide to a person or family renting housing from the owner in the following ways.

1. It requires the owner to provide notice to a tenants' organization for the property, if any.
2. It requires the owner to provide notice when a limitation of the rent amount an owner may charge based on the income of the person or family renting the unit is likely to end, whether due to a sale or transfer of the property, termination of state or federal financial assistance or other actions taken by the owner.
3. If the end of the limitation of the rent amount is due to the termination of state or federal financial assistance, it requires the owner to provide notice two years prior to the termination of financial assistance, or November 30, 2025, if the termination will occur less than two years from the effective date of Public Law 2025, chapter 381.