

# MAINE STATE LEGISLATURE

The following document is provided by the  
**LAW AND LEGISLATIVE DIGITAL LIBRARY**  
at the Maine State Law and Legislative Reference Library  
<http://legislature.maine.gov/lawlib>



Reproduced from electronic originals  
(may include minor formatting differences from printed original)

**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

**STAFF:**

LYNNE WESTPHAL, LEGISLATIVE ANALYST  
SOPHIA PADDON, LEGISLATIVE ANALYST  
OFFICE OF POLICY AND LEGAL ANALYSIS  
13 STATE HOUSE STATION  
AUGUSTA, ME 04333  
(207) 287-1670  
<http://legislature.maine.gov/opla>

**MEMBERS:**

SEN. GLENN "CHIP" CURRY, CHAIR  
SEN. DONNA BAILEY  
SEN. RICHARD A. BENNETT

REP. TRACI GERE, CHAIR  
REP. TIFFANY ROBERTS  
REP. CHERYL A. GOLEK  
REP. MARC G. MALON, II  
REP. CASSIE LYNN JULIA  
REP. YUSUF M. YUSUF  
REP. AMANDA N. COLLAMORE  
REP. ARTHUR KEVIN MINGO  
REP. MARK WALKER  
REP. JOHN EDER

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

### **LD 1183 An Act to Ensure Rent-to-own Protections Apply to Mobile Home Park Tenants**

#### **ENACTED LAW SUMMARY**

Public Law 2025, chapter 92 clarifies that mobile homes qualify as real property for the purposes of entering into a rent-to-own agreement for real property under Maine Revised Statutes, Title 14, section 6203-H.

### **LD 1184 An Act to Require Municipal Reporting on Residential Building Permits, Dwelling Units Permitted and Demolished and Certificates of Occupancy Issued**

#### **ENACTED LAW SUMMARY**

Public Law 2025, chapter 495 requires a municipality with 4,000 or more residents to submit an annual report to the Maine Office of Community Affairs containing the certain housing data including the number of residential building permit applications submitted, the number of dwelling units permitted and demolished, the number of certificates of occupancy issued and the number of certificates of occupancy issued to households broken down by household income.

The Maine Office of Community Affairs is required to assist a municipality meet its reporting obligation and must reimburse a municipality for 90% of the actual expenses a municipality incurs if collection or reporting of the data is a modification or expansion of municipal activity that necessitates additional expenditures from local revenues.

### **LD 1208 An Act to Amend the Statutory Balance Limit on the Finance Authority of Maine's Loan Insurance Reserves for General Fund Transfers**

#### **ENACTED LAW SUMMARY**

Public Law 2025, chapter 475 increases from \$50,000,000 to \$65,000,000 the combined amount that the Finance Authority of Maine may have in its Loan Insurance Reserve and Finance Authority of Maine Mortgage Insurance Fund and still receive a statutory transfer from the General Fund. Below this amount, a transfer of up to \$1,000,000 from the unappropriated surplus of the General Fund is allowed under certain circumstances.

### **LD 1245 An Act to Establish a Fund and Council to Support Working Waterfronts**

#### **ENACTED LAW SUMMARY**

Public Law 2025, chapter 265 establishes the Working Waterfront Information and Technical Assistance Fund to be administered by the Maine Office of Community Affairs to support the production of working waterfront information campaigns and to offer technical assistance to encourage protection and development of working waterfronts. Public Law 2025, chapter 265 also

#### **ENACTED LAW SUMMARIES**

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

creates the Working Waterfront Advisory Council to address issues affecting the State's working waterfronts and requires the council to submit a report by February 1, 2026, and annually thereafter, to the joint standing committees of the Legislature having jurisdiction over economic and community development matters and marine resources matters on the status of the condition of, the current and future challenges concerning and recommendations related to working waterfronts in the State. The law also requires the director of the Maine Office of Community Affairs to submit a report by February 1, 2026 and annually thereafter to the joint standing committees of the Legislature having jurisdiction over matters related to the Maine Office of Community Affairs on the status of initiatives regarding working waterfronts, including information from coalitions, task forces and engagements with municipal and tribal governments.

### **LD 1246 Resolve, Directing the Department of Economic and Community Development to Convene a Working Group to Review the Process of Setting Impact Fees**

#### **ENACTED LAW SUMMARY**

Resolve 2025, chapter 85 requires the Department of Economic and Community Development, in collaboration with the Office of Policy Innovation and the Future and the Maine Office of Community Affairs to convene a working group to study the process by which municipalities impose impact fees under the Maine Revised Statutes, Title 30-A, section 4354. The working group must include representatives of municipalities and developers associated with municipal infrastructure improvements and others with relevant experience. The state agency responsible for overseeing the Housing Opportunity Program must submit a report based on the study to the Joint Standing Committee on Housing and Economic Development. The committee may report out legislation related to the report to the Second Regular Session of the 132nd Legislature.

Resolve 2025, chapter 85 was finally passed as an emergency measure effective June 18, 2025.

### **LD 1287 An Act to Support Workforce Development by Establishing the Housing Stability Fund**

#### **ENACTED LAW SUMMARY**

Public Law 2025, chapter 498 establishes the Housing Stability Support Program within the Maine State Housing Authority to prevent the eviction of individuals whose household income is below 30% of the median income for the area. Services available under the program include financial assistance toward rent and security deposits, employment assistance, navigation service and essential stability and case management services. Rental assistance is limited to \$3,000 per household per calendar year and is paid directly to the participant's landlord in an amount not to exceed \$300 per month, except when the assistance payment is for a security deposit.

The Maine State Housing Authority is required to delegate administration of the program to a community action agency, municipal housing authority or other qualified entity with demonstrated experience administering similar programs and providing job-seeking assistance to program

#### **ENACTED LAW SUMMARIES**

**132<sup>ND</sup> FIRST REGULAR AND FIRST SPECIAL SESSIONS – 2025**