

# 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**

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**

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participants. An entity administering the program must limit the cost of delivery and administering the program to 25% or less of the total allocation, with 10% or less of that amount used to cover administrative costs.

Public Law 2025, chapter 498 provides, in each of fiscal years 2025-26 and 2026-27, a one-time General Fund appropriation of \$1,000,000 for the program.

Public Law 2025, chapter 498 reduces the amount of the real estate transfer tax retained by the register of deeds to reimburse counties for collecting the transfer tax, from 10% to 9.2% in each of fiscal years 2025-26 and 2026-27.

### **LD 1296 An Act to Amend the Law Governing Watercraft Franchisor Warranty Reimbursements**

#### **ENACTED LAW SUMMARY**

Public Law 2025, chapter 284 amends the law governing watercraft franchisor warranty reimbursements by requiring the franchisor to compensate the franchisee for parts used by the franchisee to conduct a specific warranty repair and, for a part provided by the franchiser, the difference between the cost of a part and the retail price of a part, which may not exceed 100% of the reimbursement cost of the labor to perform the repair. The law also requires that labor billed by a franchisee to perform a warranty repair be reasonable and supported by the franchisee's records.

Public Law 2025, chapter 284 was enacted as an emergency measure effective June 12, 2025.

### **LD 1375 Resolve, to Establish a Working Group to Address Regulatory Barriers to Housing Construction**

#### **ENACTED LAW SUMMARY**

Resolve 2025, chapter 64 requires the Office of Policy, Innovation and the Future to convene a working group to examine and recommend solutions for regulatory barriers to housing construction in Maine. The working group must include individuals and representatives of organizations with building experiences, engineering expertise and experience with state and local building codes. The office must submit a report to the Joint Standing Committee on Housing and Economic Development by December 31, 2025. The committee may report out legislation related to the report to the Second Regular Session of the 132nd Legislature. The cost of the working group must be done within the office's existing resources.