# 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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**LD 1498 An Act to Address Maine's Housing Crisis by Limiting Municipal Impact Fees on Housing Development and Transferring Oversight of the Housing Opportunity Program to the Maine Office of Community Affairs**

**ENACTED LAW SUMMARY**

Public Law 2025, chapter 480 allows a municipality to enact an ordinance that assesses an impact fee for a development project or that requires the construction of infrastructure improvements necessary as the result of a development project. A municipality must create a policy document describing how the municipality determines a development needs an infrastructure improvement and how the developer's share of the cost of that improvement is determined. The policy document must be accessible to the public at the municipal office or on the municipality's publicly accessible website. The developer's share of the cost of infrastructure improvement must be proportionate to the development's use of the infrastructure. The money collected for an infrastructure improvement must be encumbered by the municipality within 360 days of receipt.

**LD 1516 An Act to Strengthen the Maine Development Foundation**

**ENACTED LAW SUMMARY**

Public Law 2025, chapter 325 revises the terms of the Board of Directors of the Maine Development Foundation to limit the election of a director to no more than two successive terms.

**LD 1637 An Act to Reform the Midcoast Regional Redevelopment Authority**

**ENACTED LAW SUMMARY**

Public Law 2025, chapter 412 amends the laws governing the Midcoast Regional Redevelopment Authority by the amending the authority's goals, changing the composition of the Board of Trustees and removing the exemption of the authority from the site location of development laws currently granted to former military bases. Public Law 2025, chapter 412 also provides that all property held by the authority is subject to the Uniform Environmental Covenants Act and requires that its trustees enter into covenants under the Act no later than January 1, 2027 for all property held by the authority.

**LD 1642 An Act to Protect Maine Consumers by Simplifying Subscription and Health Club Membership Cancellations**

**ENACTED LAW SUMMARY**

Public Law 2025, chapter 376 amends the law regulating automatic subscription renewals to include health club memberships and to clarify the disclosure requirements for sellers offering