

# 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 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

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such subscriptions, including by requiring a seller to obtain a consumer's express consent for automatic subscription renewal prior to enrollment through a check box, electronic signature requirement or other affirmative action by the consumer agreeing to the renewal offer; by requiring the seller to provide for cancellation of such subscriptions by a consumer using the same method and in the same manner by which the consumer initially agreed to the subscription; and by prohibiting a seller from misrepresenting a material fact regarding an automatic subscription renewal offer in the marketing, offering or selling of such subscriptions.

Public Law 2025, chapter 376 also requires a seller to provide notice of an extended automatic subscription renewal to a consumer no more than 30 days before the renewal date and directs the Attorney General to enforce the provisions of the law regulating automatic subscription renewals, to bring necessary actions for violations of that law and to adopt rules necessary for the enforcement of that law. It also provides that, in addition to damages or penalties authorized pursuant to the Maine Unfair Trade Practices Act, a person found in violation of that law based on unauthorized subscription or other charges billed to or paid by a consumer is required to provide to the consumer a refund or credit for three times the unauthorized amounts billed or paid.

Public Law 2025, chapter 376 applies only to offers or agreements entered into or renewed on or after January 1, 2026 under which a seller makes an automatic subscription renewal or extended automatic subscription renewal offer to a consumer.

### **LD 1664 An Act to Amend the Dirigo Business Incentives Program**

#### **ENACTED LAW SUMMARY**

Public Law 2025, chapter 372 amends the Dirigo Business Incentives Program by amending the definition of “layoff” to not include a reduction in workforce due to a restriction by the Department of Transportation on the weight or passage of any vehicle over any way under the Maine Revised Statutes, Title 29-A, section 2395.

### **LD 1681 An Act to Consider Municipal Shelter Facilities and Housing Projects Essential for Public Health, Welfare and Safety by Updating the Definition of “Public Service Infrastructure”**

#### **ENACTED LAW SUMMARY**

Public Law 2025, chapter 250 adds municipal shelter facilities and housing projects managed and operated by a municipality or a municipal housing authority to the definition of “public service infrastructure.” Inclusion in this definition allows a municipality to apply for grants or loans from the Maine Municipal Bond Bank’s Municipal Investment Trust Fund to acquire, design, plan, construct, enlarge, repair, protect or improve a shelter facility or housing project.