

# 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 1723 An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fees Increases**

#### **ENACTED LAW SUMMARY**

Public Law 2025, chapter 399 requires the owner of a manufactured housing community to provide written notice of a lot rent or fee increase to each owner of a manufactured home in the community. It provides an opportunity for the owners of manufactured homes in the community to request the owner of a manufactured housing community participate in, and pay for, mediation if at least 51% of the households in the community make such a request. If the manufactured housing community owner acts in bad faith with respect to the mediation, the proposed lot rent or fee increase does not go into effect for six months. If the owner of a manufactured housing community is not present at mediation or fails to send a representative with authority to reach agreement at the mediation, the owner of the manufactured housing community is deemed to have acted in bad faith.

### **LD 1733 An Act to Provide Reduced Interest Rates for Logging and Fishing Operations**

#### **ENACTED LAW SUMMARY**

Public Law 2025, chapter 413 establishes the Improvements to Logging and Fishing Enterprises Loan Program within the Finance Authority of Maine to increase the availability of capital by financing loans to logging and fishing enterprises in this State. The interest rate for loans made under the program may not exceed 2%. Public Law 2025, chapter 413 provides that the Finance Authority of Maine may receive, invest and expend on behalf of the fund money in the Logging and Fishing Enterprise Loan Fund from gifts, grants and bequests as well as from state appropriations and allocations and that the authority may charge the fund its administrative costs. Public Law 2025, chapter 412 also directs the authority to incorporate certain information on the program into its annual report to the Legislature.

### **LD 1751 An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fees Increases**

#### **ENACTED LAW SUMMARY**

Public Law 2025, chapter 393 changes the laws governing municipal preparation of a comprehensive plan and a growth management program under Maine Revised Statutes, Title 30-A, chapter 187, subchapter 2 in the following ways.

1. It updates terminology and adds a definition for “place type”.
2. It adds the following to the list of state goals for planning and regulatory actions of all state and municipal agencies affecting natural resource management, land use and development:
  - A. The protection of working lands, natural resources, and natural resource-based industries;

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- B. The prevention of development sprawl-associated impacts on public health, safety and welfare;
  - C. The planning, financing, and development of an efficient system of transportation infrastructure;
  - D. The removal of barriers to housing production; and
  - E. The promotion of housing development in proximity to jobs and services.
3. It requires the inventory for a comprehensive plan include environmental systems mapping information.
  4. It requires the analysis section of the comprehensive plan include the best available projection of trends in economic activity.
  5. It requires the needs assessment section of the comprehensive plan identify conditions within the municipality or multi-municipal region that are necessary to support housing, economic growth and development, protect public health, safety and welfare of the community; and protect the environment and critical resources.
  6. It requires the comprehensive plan include a map of existing conditions that identifies areas in the municipality where development would be inconsistent with the plans and those areas considered suitable for development. It requires the map, at a minimum, include data related to the environment, the natural resource-based economy, local or regional water supplies and natural hazards. The map is required only if the department provides data and tools that allow municipalities to produce the map at a minor cost or less.
  7. It requires that the comprehensive plan describe the public input received to determine the needs assessment.
  8. It requires the comprehensive plan include a local goals and policy development section that relates the findings in the inventory and analysis section to local goals.
  9. It requires the policies in the comprehensive plan promote consistency with the State's climate action plan under Maine Revised Statutes, Title 38, section 577.
  10. It requires the implementation strategies and timetable in the comprehensive plan guide a capital investment plan for the replacement and expansion of public facilities and services required to meet projected growth and development.
  11. It requires a comprehensive plan include a future land use plan.
  12. It requires a municipality or multi-municipal region, when developing the implementation program for growth areas, employ the following guidelines:

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- A. Establish development standards;
  - B. Establish timely permitting procedures;
  - C. Ensure that needed public services are available; and
  - D. Prevent inappropriate development in natural hazard areas, including floodplains and areas of high erosion.
13. It requires a municipality or multi-municipal region, when developing the implementation program for rural areas, employ the following guidelines:
- A. Discourage incompatible development;
  - B. Identify which rural areas qualify as critical rural areas; and
  - C. Give priority consideration for proactive strategies to enhance rural industries, manage wildlife and fisheries habitats and preserve sensitive natural area in critical rural areas.
14. It clarifies that a comprehensive plan adopted or amendment by a municipality or multi-municipal region remains in effect until amended or repealed in accordance with the procedures, goals and guidelines established under subchapter 2.
15. It extends the term of a certified growth management plan from 10 years to 12 years.
16. It states that the Act does not apply to a comprehensive plan submitted for consistency review within 24 months after the final adoption of rules necessary to implement the Act unless the municipality requests otherwise.
17. It shortens the time within which the state agency responsible for growth management programs must determine whether a submitted comprehensive plan is complete from 35 days to 10 days.
18. It shortens the comment period on any proposed comprehensive plan from 25 days to 20 days.
19. It increases the time within which the state agency responsible for growth management programs must issue findings on the comprehensive plan from 10 days to 35 days.
20. It requires the state agency responsible for the growth management program develop and maintain a catalog of implementation strategies appropriate for various place types.
21. It requires the state agency responsible for the growth management program to convene a stakeholder group to solicit input on the rules to be adopted to implement this Act.
22. It requires the state agency responsible for growth management programs to adopt rules that:

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- A. Establish a tiered framework for the inventory requirements based on municipal and regional conditions;
  - B. Allow flexibility in the timing and quantity of data collected to allow for iterative rounds of public participation, data collection and data generation;
  - C. Require the comprehensive plan include a map of existing conditions that identifies areas in the municipality where development would be inconsistent with the plan and areas that may be considered suitable for development; and
  - D. Define the term “downtown” in rule.
23. It states that the initial rules proposed by the state agency responsible for the administration of the growth management program are major substantive rules.
24. It requires the state agency responsible for the administration of the growth management program to:
- A. Develop guidance materials on public participation in the comprehensive planning process;
  - B. Prepare a guide to help municipalities choose among the various approaches to comprehensive planning;
  - C. Prepare technical assistance materials on place types; and
  - D. Partner with at least three communities to acquire information on how place types and similar planning tools are used.
25. It requires the state agency responsible for the administration of the growth management program to provide an interim progress report on the implementation of the Act to the Joint Standing Committee on Housing and Economic Development.
26. It authorizes the Joint Standing Committee on Housing and Economic Development to report out legislation based on the report to the Second Regular Session of the 132nd Legislature.

### **LD 1765 An Act to Ensure Affordability and Stability in Residential Housing and in Manufactured Housing Communities**

#### **ENACTED LAW SUMMARY**

Public Law 2025, chapter 365 requires additional information to be submitted by the applicant for a license to operate a manufactured housing community under the Maine Revised Statutes, Title 10, chapter 951. It requires the Office of Policy Innovation and the Future to complete tasks