

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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- 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

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designed to further protect affordable housing in the State and to submit a report to the Joint Standing Committee on Housing and Economic Development by December 31, 2025, on those tasks. The committee has the authority to report out legislation based on the report to the Second Regular Session of the 132nd Legislature.

LD 1819 An Act Regarding the Brunswick Naval Air Station Job Increment Financing Fund

ENACTED LAW SUMMARY

Public Law 2025, chapter 299 amends the law regulating the Brunswick Naval Air Station Job Increment Financing Fund by extending payments to the that fund until January 2035 and increasing the threshold for legislative review of the fund based on the number of net new jobs created. Public Law 2025, chapter 299 also directs the Midcoast Regional Redevelopment Authority to include in its annual financial report for fiscal year 2025-2026 to include a strategic plan for the transfer of properties from the possession of the authority to a public or private party.

LD 1829 An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Housing Density

ENACTED LAW SUMMARY

Public Law 2025, chapter 385 amends Maine law on municipal land use decisions as follows.

1. It requires a municipality to allow a certain number of dwelling units per lot depending on whether the lot is in a designated growth area or is served by public water and sewer.
2. It establishes lot size and density allowances for residential dwelling units based on whether the lot is in a designated growth area and served by public water and sewer, outside a designated growth area and served by public water and sewer or within a designated growth area but not served by public water and sewer.
3. It prevents a municipality from establishing dimensional requirements for multiple residential units that are greater than the dimensional requirements for single-family dwelling units.
4. It exempts the creation of four or fewer dwelling units within a structure from planning board review.
5. It prevents a municipality from requiring the owner of a lot where an accessory dwelling unit is located to reside on the lot.
6. It clarifies that a municipality is prohibited from requiring additional review or documentation about the adequacy of the water and wastewater service connection to a housing structure beyond a written verification from a local plumbing inspector.