

# 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**

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.