

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**

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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.

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7. It requires a municipality to allow an affordable housing development to exceed height restrictions by no less than one story or 14 feet, subject to review by a municipal fire official or designee.
8. It amends the definition of a subdivision of a structure from a division into three or more units to a division into five or more units within a five-year period.
9. It requires individuals who serve on a municipal reviewing authority or a municipal body that hears zoning appeals to attend a training on land use planning.

The law also enacts a provision that fire suppression sprinklers are not required for an accessory dwelling unit unless the unit is within or attached to a structure of more than two dwelling units.

A municipality is required to amend or adopt an ordinance to effectuate the law by July 1, 2026 if the municipal officers are able to amend or adopt an ordinance without further action or approval of the voters, and by July 1, 2027, for all other municipalities.

LD 1863 An Act to Amend the Laws Governing the Maine Space Corporation

ENACTED LAW SUMMARY

Public Law 2025, chapter 258 amends the provisions of law governing the Maine Space Corporation by designating the Maine Space Corporation a nonprofit corporation with public and charitable purposes and the powers and duties of a nonprofit corporation under state law. The law specifies that the duties, activities and operations of the Maine Space Corporation must align with the requirements of the United States Internal Revenue Code of 1986, Section 501(c)(3). The law also provides that the tax-exempt status of the Maine Space Corporation extends to property taxes.

Public Law 2025, chapter 258 also clarifies that the Maine Space Corporation is a quasi-independent state entity and when exercising the powers conferred to it under state law, the corporation is deemed to act as an instrumentality of the State conducting an essential governmental function. Public Law 2025, chapter 258 requires that the corporation's organizing document contain a provision that requires, upon its dissolution, that funds, assets and other property of the corporation be used for an exempt purpose under the United States Internal Revenue Code 43 of 1986, Section 501(c)(3) or transferred to the State for a public purpose. The law establishes a provision that allows certain records of the corporation containing trade secrets or proprietary information to be exempt from public records requirements and to be held confidential and clarifies what information is subject to and what information is exempt from the Freedom of Access Act. Public Law 2025, chapter 258 also clarifies that as long as the quorum and voting requirements are met, a vote of the board of the Maine Space Corporation is not invalidated due to a vacancy on the board.