

131ST LEGISLATURE FIRST REGULAR SESSION / FIRST SPECIAL SESSION: DECEMBER 7, 2022 – JUNE 21, 2023

USEFUL LINKS

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Common Acronyms: AFA = Appropriations and Financial Affairs. HHS = Health and Human Services. OTP = Ought to Pass. OTP-AM = Ought to Pass as Amended. ONTP = Ought Not to Pass.

BILLS

Color code: **Orange font = Budget bill;** **Black font = Homelessness related bill;** **Blue font = Service related;** **Green font = Housing/Rental Assistance related;** **Purple font = General Assistance & Safety Net related bills;** **Pink font = Food security related bills;** **highlighted in yellow = passed the House and/or Senate;** **highlighted in green = signed by the Governor and will become Public Law;** **Red text = the bill is now dead.**

BUDGET BILLS				
Bill #	Sponsor	Title	Status & Committee	Notes
LD 258	Governor's Bill	Governor's Biennial Budget	<p>Additional Public Hearing schedule for change package:</p> <p>Budget initiatives related to DHHS: 5/17</p> <p>Budget initiatives related to MaineHousing, Economic & Community Development, DOL: 5/18</p> <p>Numerous additional Work Sessions held</p>	<p>NOTE from AFA: PART AAAAA is a similar proposal to LD 2 and WILL NOT be soliciting testimony/public hearings.</p> <p>Governor's Change Package – Highlights:</p> <ul style="list-style-type: none"> • <i>PART TT: Building More Housing:</i> Adds \$50 million to the Governor's original \$30 million housing proposal for a new total of \$80 million to build more affordable housing in Maine for workers and their families through: <ul style="list-style-type: none"> ○ \$35 million for the Rural Affordable Rental Housing Program, ○ \$35 million for the Low-Income Housing Tax Credit program, ○ \$10 million to establish an Innovation Fund for Attainable Housing. The fund will support rental options for households with incomes up to 80% of AMI and homeownership options for households earning up to 120% AMI. • <i>PART AAAAA: Establishing the Housing First Program:</i> This provision creates a Housing First Program within the DHHS. This program would facilitate services to residents of "housing first" properties, which are separately funded and developed to provide permanent housing to persons who have been chronically homeless. In addition, this provision would fund technical assistance for development of housing first properties, to be administered by MaineHousing. • <i>PART RRRR: Supporting Emergency Shelters to Address Homelessness:</i> Adds \$12 million in one-time funding to the Emergency Housing Relief Fund. Specifically, these funds will be used to extend housing supports to individuals and families now in transitional housing and expand support for shelters and other efforts to help individuals and families experiencing homelessness. The Housing Committee Report Back included an additional \$5-10 million for emergency shelters to be distributed in the same way that funding was allocated for LD 3.


				Also recommended including LD 1422 and LD 1609 in the change package.
LD 424	Rep. Melanie Sachs	An Act Making Certain Appropriations and Allocations and Changing Certain Provisions of the Law Necessary to the Proper Operations of State Government	Signed by the Governor	This was the “continuing services” Majority budget, which included provisions/allocations already in place – continuing the funding for existing programs/offices/initiatives. There will be a forthcoming Governor’s Change Package that will likely include the new initiatives that the Governor’s Biennial Budget originally contained but were not included in the Majority Budget. The Change Package is unlikely to have additional Public Hearings.
HOMELESSNESS BILLS				
Bill #	Sponsor	Title	Status & Committee	Notes
LD 3	Speaker Rachel Talbot Ross (Emergency)	An Act to Establish the Winter Energy Relief Payment Program to Aid Residents with High Heating Costs and to Finalize the COVID Pandemic Relief Payment Program	Signed by the Governor	This bill provides relief to certain Maine households to assist them with high costs for home heating and other purposes. <ul style="list-style-type: none"> • Short-Term Housing Support: \$21 million to bolster the Emergency Housing Relief Fund created by Governor Mills and the Legislature earlier this year that supports emergency housing and emergency shelters to prevent people from experiencing homelessness this winter.
LD 1422	Rep. Michael Brennan	An Act to End Homelessness and Assist Students Who Are Homeless by Establishing a Housing Voucher Program and Providing Site-based Housing Services	Passed to be Enacted, placed on the Special Appropriations Table pending Passage to be Enacted	This bill establishes a housing voucher program for homeless students under the authority of the Maine State Housing Authority and appropriates one-time funding of \$2 million in fiscal years 2023-24 and 2024-25. The bill directs the Maine State Housing Authority to identify 3 sites in Maine to be used for a site-based housing program and appropriates one-time funding of \$3.5 million in fiscal years 2023-24 and 2024-25 to the Department of Health and Human Services to support the program.
LD 1609	Sen. Joseph Rafferty	An Act to Prevent Student Homelessness	Voted OTP-AM by Housing Committee	This bill is a concept draft pursuant to Joint Rule 208. The bill would enact provisions of law to prevent student homelessness.
LD 1844	Rep. Poppy Arford	An Act to Support Emergency Housing Facility Construction, Renovation and Acquisition Statewide by Creating a Matching Grant Program	Housing Committee Divided Report	This bill establishes the Emergency Housing Matching Grant Program to award grants at \$10,000 per emergency housing bed up to \$1,000,000 per recipient to program providers to construct, renovate or acquire new or existing buildings to house emergency housing or shelter programs, including emergency housing 24 hours per day, 7 days per week and housing navigation and case management services in the building after occupancy. Recipients must match the grants on a one-to-one basis from a source other than state funding. The bill also includes an appropriations and allocations section. – total amount each year for the Program is \$10,000,500

SERVICE BILLS

Bill #	Sponsor	Title	Status & Committee	Notes
LD 328	Sen. Trey Stewart	An Act to Improve Mental Health in Maine	HHS Committee Tabled at 5/16 Work Session – Carry Over Requested	This bill brings MaineCare regulations into alignment with Dartmouth Assertive Community Treatment Scale fidelity items, ensuring high-quality, evidence based Assertive Community Treatment (ACT) services for Maine residents with psychotic disorders and high needs.
LD 540	Rep. Melanie Sachs	An Act to Establish Peer Respite Centers for Adults with Mental Health Challenges in Maine	Passed to be Enacted in the House on 5/30 and the Senate on 6/1. The bill goes for the Governor's signature	This bill requires the department to establish through contracts 2 peer respite centers in the State for persons 18 years of age or older. The centers must provide 24-hour intentional peer support to persons in need of mental health services on a voluntary, short-term basis.
LD 599	Rep. Michael Brennan	An Act to Provide Support Services for a Transitional Housing Program for Homeless Persons	Passed to be Enacted in the House on 6/8 and the Senate on 6/12. Placed on the Special Appropriations Table pending Passage to be Enacted.	This bill provides ongoing funding for support services for a transitional housing program in Portland.
LD 859	Sen. Joseph Baldacci	An Act to Assess, Develop, Implement and Fund the Reuse of Existing Facilities at Dorothea Dix Psychiatric Center to Provide Mental Health, Substance Use Disorder and Homelessness Services	Passed to be Engrossed as Amended in the House and Senate on 6/12. The bill now faces votes for Enactment.	Resolve, directing the Maine DHHS to establish a stakeholder group with the City of Bangor, Northern Light Hospital, St. Joseph Hospital, the Superintendent of DDPC, and DAFS for the express purpose of reviewing the existing structures on the DDPC campus and which buildings should be demolished and which buildings can be rehabilitated and to undertake discussions concerning the establishment of transitional, supportive housing on campus for persons suffering from mental illness and, or co-occurring diagnoses. In addition, the stakeholders can discuss any possible collaborations which could take place to better utilize the campus for the health and well-being of the public and those most in need of mental health care.
LD 1050	Sen. Eric Brakey	An Act to Request a Federal Waiver for Presumptive Work Eligibility for Asylum Seekers	Signed by the Governor	This resolve directs the Commissioner of Labor to request a waiver from the United States Department of Homeland Security, United States Citizenship and Immigration Services to allow an asylum seeker in the State, if the asylum seeker has applied for asylum and has not been denied, eligibility to work in the State for the 6-month period immediately after the asylum seeker has applied for asylum while awaiting a final determination on the asylum seeker's application and for the

				time period while an asylum seeker's work permit has expired and is pending renewal by the Federal Government.
LD 1633	Sen. Pinny Beebe-Center	An Act to Establish a Community-based Reentry Program in All Department of Corrections Facilities	Additional Work Session on 5/24 – Criminal Justice and Public Safety Committee – Tabled – Carry Over Requested	This bill creates a community-based reentry program administered by a community-based organization at each correctional facility operated by the Department of Corrections. The program is a peer-supported program that provides individualized reentry plans to incarcerated individuals starting from 2 years prior to an individual's release, involving multiple meetings to determine the individual's education, job training, substance use disorder treatment, housing and other needs subsequent to release and follow-up meetings after release to support the individual's reentry into the community and to reduce or prevent recidivism. This bill also creates the Peer Reentry Review Board, which oversees, advises, studies data and makes recommendations to the community-based reentry program and reports to the Commissioner of Corrections and the joint standing committee of the Legislature having jurisdiction over criminal justice and public safety matters.
LD 1781	Rep. Drew Gattine	An Act to Establish Permanent Funding for the Homeless Substance Use Disorder Program	HHS Committee voted OTP-AM	This bill establishes the Homeless Substance Use Disorder Service Program to provide rapid access to low-barrier treatment for substance use disorder and stable housing to support recovery. The program is similar to the homeless opioid users service engagement pilot project established in Resolve 2019, chapter 105, but the program is not limited to opioid use and provides additional services including transportation, community services and inpatient treatment services. The evaluation of the pilot project must be used to inform the rules implementing the program and the contractors and subcontractors of the pilot project must be included in developing the rules.

HOUSING/RENTAL ASSISTANCE BILLS

Bill #	Sponsor	Title	Status & Committee	Notes
 LD 2	Speaker Rachel Talbot Ross	An Act to Address Maine's Housing Crisis	Passed to be Enacted, placed on the Special Appropriations Table pending Passage to be Enacted	This bill has been amended: This bill establishes the Housing First Program within the Department of Health and Human Services to facilitate the delivery of stabilization and support services to residents of properties established or developed to provide permanent housing to persons who have been chronically homeless and to fund technical assistance, administered by the Maine State Housing Authority, for the development of housing consistent with the program. The bill requires the department to ensure

				that fund supplements existing and future services provided under programs like MaineCare and the Housing Outreach and Member Engagement Program is funded from the real estate transfer tax by depositing half of the funds that would otherwise be deposited into the General Fund into the Housing First Fund created by the bill. The bill directs the Department of Health and Human Services and the Maine State Housing Authority to jointly adopt rules to administer the program and requires them to report annually to the Joint Standing or Joint Select Committee of the Legislature having jurisdiction over housing matters for the purpose of evaluating the effectiveness of the program. The bill also directs the Department of Health and Human Services to apply to the United States Department of Health and Human Services, Centers for Medicare and Medicaid Services to align certain federal programs with the Housing First model.
★	LD 1074	Sen. Matthea Daughtry	An Act to Authorize a General Fund Bond Issue to Fund New Affordable Housing for Low-Income Households	Public Hearing on 4/25 - AFA Committee The funds provided by this bond issue, in the amount of \$100,000,000, will be used to build new affordable housing for low-income households through the construction of new structures and adaptive reuse of existing structures.
★	LD 654	Sen. Matthew Pouliot	Resolve, Directing the Finance Authority of Maine to Establish a Pilot Program to Encourage the Development of Affordable Accessory Dwelling Units	Passed to be Enacted, placed on the Special Appropriations Table pending Passage to be Enacted This resolve directs the Finance Authority of Maine to establish a 2-year pilot program to encourage the development of accessory dwelling units in the State. The program must buy down interest rates to levels below market rates for up to 100 community bank loans for accessory dwelling units until the program ends. The authority must submit annual reports to the joint standing committee of the Legislature having jurisdiction over housing matters regarding the usage of the program, the first such report to be made no later than November 6, 2024.
★	LD 1706	Rep. Marc Malon	An Act to Clarify Statewide Laws Regarding Affordable Housing and Accessory Dwelling Units	Passed to be Enacted in both Chambers. The bill now goes to the Governor for signature This bill makes changes to provisions of law regarding affordable housing and accessory dwelling units by: 1. Removing from the definition of "affordable housing development" that the developer designates the development as affordable; 2. Clarifying that municipal approval of an affordable housing development for purposes of timing of the execution of a restrictive covenant means granting final approval, including issuing an occupancy permit; 3. Clarifying that setback requirements are just one type of dimensional requirements; 4. Changing language stating where housing is allowed or permitted to refer to where residential uses, including as a conditional use, are allowed or permitted;

				<p>5. Allowing accessory dwelling units on nonconforming lots, including in shoreland zones, if the accessory dwelling units do not further increase the nonconformity;</p> <p>6. Allowing accessory dwelling units built without municipal approval, including accessory dwelling units in shoreland zones, if the accessory dwelling units otherwise meet state and municipal requirements for accessory dwelling units; and</p> <p>7. Allowing municipalities to approve accessory dwelling units through a permitting process that does not require planning board approval.</p>
LD 45	Sen. Anne Carney	An Act to Prevent Retaliatory Evictions	Judiciary Committee: OTP-AM	This bill provides that in an action of forcible entry and detainer there is a rebuttable presumption that the action was commenced in retaliation against the tenant if, within 6 months prior to the commencement of the action, the tenant has asserted the tenant's rights pursuant to the laws requiring notice to the tenant of a rent increase, the laws prohibiting a rent increase for a dwelling unit that is in violation of the warranty of habitability or a municipal ordinance limiting rent increase. It also provides that to rebut the presumption of retaliation, a plaintiff in a forcible entry and detainer action must show by a preponderance of the evidence that a reason set forth in law or a violation of a lease provision is a substantial reason for bringing the action.
LD 109	Rep. H Landry	An Act to Improve Safety for Individuals Living in Recovery Residences	Passed the House on 6/6 and the Senate on 6/8. Placed on the Special Study Table pending Final Passage	Current law provides that a certified substance use disorder recovery residence is treated as a family residence for the purposes of life safety code requirements, regardless of its size, layout or number of residents. This bill repeals that provision to require such recovery residences to meet the life safety code requirements for similarly situated buildings and housing establishments.
LD 214	Rep. Dick Campbell	An Act to Amend the Laws Regarding Zoning and Land Use Restrictions to Limit Certain Requirements to Municipalities with a Population of More than 10,000	Unfinished business in the House	<p>This bill makes the following provisions applicable only to a municipality with a population over 10,000:</p> <ol style="list-style-type: none"> 1. The requirement that a municipality allow up to 4 dwelling units per lot if that lot does not contain an existing dwelling unit and the lot is located in a designated growth area within a municipality or if the lot is served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system in a municipality without a comprehensive plan; 2. Certain zoning conditions that apply to dwelling units; 3. The requirement that a municipality allow an accessory dwelling unit on the same lot as a single-family dwelling unit in any area in which housing is permitted; and 4. Other requirements relating to accessory dwelling units.



LD 226	Rep. Rebecca Millett	An Act to Address Maine’s Affordable Housing Crisis	Housing Committee voted OTP-AM	This bill provides one-time funds to MaineHousing in the amount of \$100,000,000 in fiscal year 2023-24 and in fiscal year 2024-25 (only these FYs) to increase affordable housing stock in the State.
LD 314	Sen. Craig Hickman	An Act to Establish the Permanent Commission on the Status of Housing in Maine	Referred to Housing Committee – Carry Over Requested	This bill would establish the Permanent Commission on the Status of Housing in Maine. The commission would be a quasi-independent agency funded through the Department of Economic and Community Development. Members of the commission would include housing advocates and organizations, policy makers, housing developers, housing experts, landlords and tenants. The commission would identify the hurdles to developing more housing units and recommend solutions to each branch of government.
LD 330	Sen. Mike Tipping	An Act to Ensure Legal Representation for Residents Facing Eviction	Judiciary Committee: Divided Report	This bill would require the development and implementation of a program to ensure legal representation for residents facing eviction. Development of the program would employ best practices and apply recent research.
LD 337	Rep. Cheryl Golek	An Act to Amend the Regulations of Manufactured Housing to Increase Affordable Housing	Referred to Housing Committee – Carry Over Requested	This bill is a concept draft pursuant to Joint Rule 208. This bill would amend the regulation of manufactured housing to increase the amount of affordable housing.
LD 371	Sen. Jeffrey Timberlake	An Act to Address Certain Local Zoning Ordinances	State and Local Government Committee Divided Report – Carry Over Requested	This bill is a concept draft pursuant to Joint Rule 208. This bill proposes to address certain local zoning ordinances.
LD 387	Rep. Mark Blier	An Act to Promote Affordable Housing by Providing a Tax Exemption for Housing Choice Vouchers	Referred to Housing Committee – Carry Over Requested	This bill provides an income tax deduction for income received by a landlord as tenant based housing assistance payments in the form of Section 8 housing choice vouchers administered by the Maine State Housing Authority.
LD 691	Rep. Chris Kessler	An Act to Reduce Barriers to Housing by Prohibiting Tenant Application Fees	Judiciary Committee: Divided Report	This bill prohibits a landlord from requiring a person to pay a fee in order to submit an application to enter into an agreement to rent a residential dwelling unit.
LD 701	Rep. Chris Kessler	An Act to Increase the Notice Period for Rent Increases	Judiciary Committee: Divided Report	This bill increases the notice period for rent increases from 45 days to 90 days.
LD 721	Sen. Matthea Daughtry	An Act to Preserve Historic Buildings and Promote Affordable Housing	Referred to the Housing Committee – Carry Over Requested	This bill is a concept draft pursuant to Joint Rule 208. This bill would enact provisions of law to preserve historic buildings and promote affordable housing.
LD 724	Sen. Cameron Reny	An Act to Expand Workforce Housing in Rural Maine by Funding the Maine State Housing Authority's Rural Affordable Rental Housing Program	Passed to be Enacted in both Chambers. The bill now goes to the Governor for signature	This bill provides one-time funds in the amount of \$10M each year in fiscal year 2023-24 and fiscal year 2024-25 only to the Rural Affordable Rental Housing Program within the Maine State Housing Authority for the development of smaller affordable rental housing projects.
LD 774	Sen. Matthew Pouliot	An Act to Require the Maine State Housing Authority to Report to the Legislature on the Home Fund	Passed to be Engrossed as Amended in the	This bill requires the Maine State Housing Authority to report annually to the joint standing committee of the Legislature having jurisdiction over appropriations and financial affairs with a full

			House and Senate on 6/12. The bill now faces votes for enactment.	accounting of how revenues transferred to the Housing Opportunities for Maine Fund to be used to support the creation of new housing units through new construction or adaptive reuse were spent, looking back 10 years
LD 853	Rep. Benjamin Collings	RESOLUTION, Proposing an Amendment to the Constitution of Maine to Establish a Right to Housing	Referred to the Housing Committee – Carry Over Requested	<p>This resolution proposes to amend the Constitution of Maine to declare that all individuals have a natural, inherent and unalienable right to housing.</p> <p>Constitutional referendum - the municipal officers of this State shall notify the inhabitants of their respective cities, towns and plantations to meet, in the manner prescribed by law for holding a statewide election, at a statewide election held in the month of November following the passage of this resolution, to vote upon the ratification of the amendment proposed in this resolution by voting upon the following question: "Do you favor amending the Constitution of Maine to declare that all individuals have a natural, inherent and unalienable right to housing?"</p>
LD 1116	Rep. Laura Supica	An Act to Provide Rural Sober Living Housing for Mothers	Passed to be Engrossed as Amended in the House on 6/8 and Senate on 6/12. The bill now faces votes for enactment.	This bill requires the Maine State Housing Authority to contract for the construction of at least 15 housing units, to be located in certified recovery residences and in counties with a county seat of no more than 35,000 residents. The certified recovery residences are required to serve mothers recovering from substance use disorder and promote reunification with minor children and are required to be staffed with peer-to-peer staff. The bill establishes the Rural Recovery Residence Fund to receive funds to support the certified recovery residences. The bill requires that the Maine State Housing Authority distribute funds through a competitive bid process to grantees, who will provide a minimum of 1:1 matching funds.
LD 1294	Rep. Traci Gere	An Act to Implement Several Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Land Use Regulations and Short-term Rentals	Referred to Housing Committee – Carry Over requested	This bill is a concept draft pursuant to Joint Rule 208. This bill would implement certain recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Land Use Regulations and Short-term Rentals.
LD 1298	Rep. Charles Skold	An Act to Allow a Local Option Sales Tax on Short-term Lodging to Fund Affordable Housing	Referred to Taxation Committee – Carry Over requested	This bill allows a municipality to impose a local option sales tax of 1% on short-term lodging that is subject to the state sales and use tax if approved by referendum of the voters in that municipality. The revenue from the local option sales tax must be distributed to the municipality imposing the local option sales tax. The distributed revenue must be used in municipal programs that support affordable housing development in that municipality, including rental assistance for lower income households or moderate-income households. Revenue received by a municipality may not be used to reduce or eliminate funding otherwise due the municipality under other provisions of law. The local option sales tax may not take effect before July 1, 2024.

LD 1490	Rep. Chris Kessler	An Act to Reduce Rental Housing Costs by Eliminating Additional Fees at or Prior to the Commencement of Tenancy	Public Hearing on 5/18; Work Session 6/7 – Judiciary Committee – Tabled	This bill provides that at or prior to the commencement of a tenancy, a landlord, the landlord's agent or a real estate broker may not require a tenant or prospective tenant to pay an amount in excess of the rent for the first full month of occupancy, a security deposit and the purchase and installation cost for a key and lock.
LD 1493	Rep. Raegan LaRochelle	An Act to Increase Affordable Housing by Expanding Tax Increment Financing	Taxation Committee - Divided Report	This bill authorizes the creation of Pine Tree Housing Zones to allow retained value resulting from a tax increment financing district in a municipality to be used anywhere in the municipality for the purposes of the purchase, rehabilitation or establishment of affordable and workforce housing in the municipality. The bill provides for a sales tax exemption for the associated purchasing of goods and services and electricity for a qualified project in a Pine Tree Housing Zone.
LD 1505	Rep. Kristen Cloutier	An Act to Amend the Maine Cooperative Affordable Housing Ownership Act	Referred to Housing Committee – Carry Over requested	This bill amends the Maine Cooperative Affordable Housing Ownership Act to include group equity cooperatives. It also provides that a housing assistance program must be made reasonably available to residents of housing cooperatives.
LD 1540	Rep. Rebecca Millett	An Act to Create the Stable Home Fund Program	Housing Committee Divided Report	This bill, which includes an emergency preamble and emergency clause, creates the Stable Home Fund and the Stable Home Fund Program within MaineHousing. The purpose of the program is to provide persons earning up to 60% of the median income for an area as defined by HUD with \$300 per month in rental assistance paid directly to the landlord for up to 24 months or until those persons secure housing by means of a housing voucher program administered by HUD under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended, or secure a subsidized housing unit. The bill directs MaineHousing to administer the program except that MaineHousing may delegate the administration of the program and provide appropriate funding from the fund to a municipal housing authority with respect to eligible persons located within the municipal housing authority's jurisdiction.
LD 1672	Rep. Traci Gere	An Act to Establish an Affordable Housing Permitting Process	Referred to Housing Committee – Carry Over requested	This bill establishes the Affordable Housing Development Review Board under the Department of Agriculture, Conservation and Forestry's Bureau of Resource Information and Land Use Planning in order to issue permits for the development of affordable housing and workforce housing.
LD 1673	Rep. Traci Gere	An Act to Encourage Affordable Housing and Mixed-use Development by Establishing a Thriving Corridors Program	Public Hearing on 5/12; Work Session 5/26 - Housing Committee – Tabled – Carry Over requested	This bill establishes the Thriving Corridors Program within the Department of Administrative and Financial Services in order to assist municipalities with technical support and funding to redevelop high-impact corridors near downtowns, village centers or crossroads into mixed-use, mixed-income, walkable neighborhoods by infilling and redeveloping underutilized land.

LD 1710	Rep. Cheryl Golek	An Act to Establish the Maine Rental Assistance and Guarantee Program and Amend the Laws Regarding Tenants and the Municipal General Assistance Program	Public Hearing on 5/12; Work Session 5/26; Work Session 5/30 - Housing Committee – Tabled – Carry Over requested	<p>This bill requires the Maine State Housing Authority to establish and administer the Maine Rental Assistance and Guarantee Program. The program must include a rental assistance component to assist individuals with the cost of rent and a rental guarantee component to encourage landlords to work with the program and other rental assistance programs in the State. The bill also creates the Maine Rental Assistance and Guarantee Program Fund under the Maine State Housing Authority to carry out the program. The bill appropriates \$75,500,000 of ongoing funds annually. The bill amends the Maine Human Rights Act to include as prohibited acts the discrimination against a tenant because the tenant participates in a federal, state or local tenant-based rental assistance program and requires owners of more than 10 residential rental units to ensure that at least 10% of the rental units that they rent meet the definition of affordable housing. The bill amends the laws governing the municipal general assistance program by redefining maximum levels of assistance to better reflect the cost of basic necessities experienced by persons who participate in the program. It requires the Department of Health and Human Services to develop a comprehensive application form for applicants of general assistance, emergency assistance and rental assistance. It requires municipalities to exceed the maximum levels of assistance in order to alleviate an emergency and requires the State to reimburse municipalities for 100% of additional expenditures. It requires municipalities to provide culturally appropriate and trauma-informed services when administering the general assistance program. It requires the Department of Health and Human Services to provide training to ensure that the municipalities comply with the requirements of the program.</p> <p>The bill amends the laws governing the real estate transfer tax by creating a graduated tax based upon the sales price of the real estate and dedicates those funds to assist in funding the Maine Rental Assistance and Guarantee Program. The bill amends the Maine Fair Debt Collection Practices Act by further defining a debt collector as any entity that attempts to collect unpaid rent where the rent is unaffordable. It prohibits any entity from reporting to a credit reporting agency the nonpayment of rent that is unaffordable.</p>
LD 1721	Sen. Jill Duson	An Act to Create Transitional Housing Communities for Homeless Populations in the State	Public Hearing on 5/12; Work Session 5/25 - Housing Committee – Tabled – Carry Over requested	<p>This bill creates the Transitional Housing Community Construction Program Fund under MaineHousing to create transitional housing communities, which are clusters of transitional housing dwelling units for homeless individuals and families to provide stability and to allow the individuals and families to transition to permanent housing. The bill directs that transitional housing communities be created throughout the State designed to cover all 16 counties.</p>

				The bill directs DHHS, through independent housing services under its administration of assisted housing programs, to coordinate, arrange or provide services including job training and health care services for residents of transitional housing communities. The bill also provides one-time funding MaineHousing to create transitional housing communities and funding to the department to provide independent housing services to residents of transitional housing.
LD 1864	Rep. James Boyle	An Act to Increase Maine's Housing Supply by Prohibiting Certain Zoning Requirements in Areas Where Public Sewer and Water Infrastructure Are Available and in Designated Growth Areas	Public Hearing on 5/19; Work Session 5/26 – Housing Committee – Tabled – Carry Over requested	This bill provides restrictions on municipal ordinance requirements related to minimum lot size in areas where water and sewer infrastructure are available and in areas where water and sewer infrastructure are not available but that are within designated growth areas. For a housing development served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system and that is located in an area in which dwelling units are allowed, a municipality must allow a dwelling unit on a lot with a minimum size of 5,000 square feet. For a housing development located in a designated growth area that is not served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system, that complies with minimum lot size requirements in accordance with the Maine Revised Statutes, Title 12, chapter 423-A and that is located in an area in which dwelling units are allowed, a municipality must allow a dwelling unit on a lot with a minimum size of 20,000 square feet. The bill also provides limits to ordinance provisions relating to lot coverage, road frontage and setback requirements.
LD 1867	Rep. Grayson Lookner	An Act to Establish the Community Housing and Rural Development Authority	Public Hearing on 5/19; Work Session 5/26 – Housing Committee – Tabled – Carry Over requested	This bill establishes the Community Housing and Rural Development Authority within the Maine Redevelopment Land Bank Authority to develop, own, lease and maintain mixed-income, permanently affordable public residential housing in this State.
LD 1904	Speaker Rachel Talbot Ross	An Act to Enact the Fair Chance Housing Act	Public Hearing on 5/15; Work Session 5/24 – Judiciary Committee – Tabled – Carry Over requested	This bill establishes the Maine Fair Chance Housing Act, the purpose of which is to ensure that a person is not denied housing based solely on the existence of a history of criminal convictions. This bill prohibits a housing provider from considering an applicant's criminal history until after the housing provider determines that the applicant meets all other qualifications for tenancy. A person who is aggrieved by a violation of the Maine Fair Chance Housing Act by a housing provider may file a grievance with the Maine Human Rights Commission and, if it is a violation by a private housing provider, may bring a civil action in court.
GENERAL ASSISTANCE & SAFETY NET BILLS				
Bill #	Sponsor	Title	Status & Committee	Notes

LD 80	Rep. Meyer	An Act to Improve Family Economic Security Under the Temporary Assistance for Needy Families Program	Signed by the Governor	This bill amends the provisions of the Temporary Assistance for Needy Families, or "TANF," program that relate to income disregards for the purposes of calculating a recipient's benefits.
LD 81	Rep. Meyer	An Act to Address Recovery Residence Participation in the Municipal General Assistance Program	Signed by the Governor	This bill requires a municipality to issue a general assistance housing assistance payment to the operator of a certified recovery residence upon request by an eligible person rather than to a landlord, including a property owner.
LD 1426	Rep. Kristi Mathieson	An Act to Secure Housing for the Most Vulnerable Maine Residents by Amending the Laws Governing Municipal General Assistance	HHS Committee – Tabled at 5/22 Work Session – Carry Over Requested	This bill: <ol style="list-style-type: none"> 1. Requires an overseer, no later than the 120th day following appointment or election, to complete training on the requirements of the municipal general assistance program; 2. Replaces, for determining the maximum level of assistance, the fair market value determination with setting the assistance at the equivalent amount of rental assistance provided for tenant-based housing choice vouchers under Section 8 of the United States Housing Act of 1937 except that the benefit level may not be less than the difference between the applicant's income and 110% of the area's fair market rent; 3. Provides that if general assistance is being used to pay rent for an applicant whose rent is subject to a lease an overseer may redetermine the applicant's eligibility annually; 4. Increases from 70% to 90% the amount of state reimbursement for the costs of general assistance incurred by a municipality and each Indian tribe; 5. Directs the Department of Health and Human Services to reimburse each municipality for 5% of the direct costs of paying benefits incurred through its general assistance program; 6. Directs the Department of Health and Human Services to establish and provide overseers with access to a statewide database for tracking applicants for the general assistance program and expenses relating to the program; and 7. Requires the Department of Health and Human Services to provide assistance to municipalities with regard to processing applications for the general assistance program and directs the department to establish a hotline that is available 24 hours per day in order to provide consistent, accurate advice to overseers. It also requires the department to respond to requests for assistance within 24 hours
LD 1664	Sen. Marianne Moore	An Act to Increase Reimbursement Under the General Assistance Program	Passed to be Engrossed as Amended in both Chambers. This bill now faces votes for enactment.	This bill increases, from 70% to 90%, the amount of state reimbursement for the costs of general assistance incurred by each municipality and Indian tribe.

LD 1675	Rep. Michael Brennan	An Act to Amend the Laws Governing the General Assistance Program Regarding Eligibility, Housing Assistance and State Reimbursement and to Establish a Working Group	HHS Committee – Tabled at 5/22 Work Session – Carry Over Requested	This bill amends the law governing the General Assistance (GA) program to provide that a municipality must calculate housing assistance equivalent to the amount of rental assistance provided for tenant-based housing choice vouchers under Section 8 of the United States Housing Act of 1937. The bill extends the period of eligibility from one month to 6 months. Beginning July 1, 2023, when a municipality incurs net general assistance costs in excess of 0.008% of that municipality's most recent state valuation relative to the state fiscal year for which reimbursement is being issued, DHHS must reimburse the municipality for 90% of the amount in excess of these expenditures. The bill also directs the department to establish a working group to study and make recommendations related to a uniform intake process and the conversion of the GA program into a housing assistance program.
LD 1732	Rep. Michele Meyer	An Act to Expand the General Assistance Program	HHS Committee – Tabled at 5/22 Work Session – Carry Over Requested	This bill changes the municipal general assistance program in the following ways: 1. It requires overseers and designated or appointed municipal officials administering the program to complete training within 120 days of election or appointment; 2. It requires municipalities to accept applications for general assistance during regular business hours; 3. It amends provisions governing the municipality of responsibility to increase the provision of assistance from 30 days to 6 months when a municipality assists an applicant in relocating to another community and from 6 months to 12 months when an applicant is residing in a group home, shelter, rehabilitation center, nursing home or hospital or in a hotel, motel or other temporary housing; 4. It increases, from 70% to 90%, the amount of state reimbursement for the costs of general assistance incurred by each municipality and Indian tribe. It also provides that, if a municipality elects to determine need without consideration of funds from a municipally controlled trust, the State is required to reimburse the municipality for 66 2/3% of the amount in excess of expenditures; 5. It provides state reimbursement for additional program costs, including emergency general assistance, temporary housing, interpreter services and administrative expenses; and 6. It requires the Department of Health and Human Services to provide the services necessary to support municipalities, including education and training for certain state employees, 24-hour technical assistance, written decisions and a database.
FOOD SECURITY BILLS				
Bill #	Sponsor	Title	Status & Committee	Notes

LD 568	Rep. Matthew Pouliot	An Act to Provide Funding for the State Fund to Address Food Insecurity and Provide Nutrition Incentives	Passed to be Enacted in the House and Senate. Placed on the Special Appropriations Table	This bill provides ongoing General Fund appropriations of \$600,000 to the Fund To Address Food Insecurity and Provide Nutrition Incentives within the Department of Agriculture, Conservation and Forestry. The bill also removes the \$50,000 limit on matching contributions from the fund criteria.
LD 1584	Rep. Holly Stover	An Act to Provide Funding for the Supplemental Nutrition Assistance Program to Temporarily Restore Benefits Being Reduced by the Federal Government	HHS Committee Divided Report	Under the federal Families First Coronavirus Response Act, the Federal Government provided emergency benefit allotments under the Supplemental Nutrition Assistance Program, or SNAP. These emergency benefit allotments are scheduled to expire March 1, 2023. This bill extends for 6 months, but on a decreasing basis, the amount of benefits available under SNAP by providing General Fund funds to provide the following level of benefits: 1. In March 2023, 100% of the federal emergency benefit allotment; 2. In April 2023, 75% of the federal emergency benefit allotment; 3. In May 2023, 50% of the federal emergency benefit allotment; and 4. From June through August 2023, 25% of the federal emergency benefit allotment. Beginning in September 2023, an additional amount is not provided.
LD 1612	Speaker Rachel Talbot Ross	An Act to Address Food Insecurity and Support Local Agriculture	Passed to be Enacted in the House on 5/30 and on 6/1 in the Senate Placed on the Special Appropriations Table pending Passage to be Enacted.	This bill provides one-time funding for the Department of Agriculture, Conservation and Forestry to contract with the Preble Street Food Security Hub to help address food insecurity throughout the State. The department is required to report on the distribution of the funds by Preble Street.
LD 1940	Sen. Craig Hickman	An Act to Promote Consistent Policies within Growth Management Programs in Order to Increase Food Security and Economic Resiliency in Local Communities	Referred to Housing Committee – Carry Over requested	This bill amends the laws governing planning and land use regulation to encourage: 1. Municipalities to ensure that the language and requirements in charters, policies, codes, regulations, bylaws and fees align with each other and meet the overall intent of the comprehensive plan approved by the legislative body; 2. Municipalities to develop policies that assess community needs and environmental, food security and economic resiliency effects of municipal regulations, lessen the effect of excessive parking requirements for buildings in downtowns and on main streets and provide for alternative approaches for compliance relating to the reuse of upper floors of buildings in downtowns and on main streets; and 3. In the development of affordable housing, municipalities and multimunicipal regions to establish policies that assess food security and economic resiliency effects of municipal regulations.

BILLS THAT ARE NOW DEAD

Bill #	Sponsor	Title	Status & Committee	Notes
LD 302	Rep. Colleen Madigan	An Act to Ensure Sufficient Rates for Behavioral Health Services	THIS BILL IS NOW DEAD.	This bill is a concept draft pursuant to Joint Rule 208. This bill would direct the Department of Health and Human Services to increase the rates in rule Chapter 101: MaineCare Benefits Manual, Chapter III, Section 65, Behavioral Health Services, for medication management, home and community-based treatment, multi-systemic therapy and functional family therapy and Section 17, Allowances for Community Support Services, for assertive community treatment.
LD 448	Rep. Charles Skold	An Act to Improve Access to Behavioral Health Services for Maine Families and Children on MaineCare and to Increase the Number of Behavioral Health Professionals in the State	THIS BILL IS NOW DEAD.	This bill is a concept draft pursuant to Joint Rule 208. This bill proposes to enact measures to improve access to behavioral health services for families and children on MaineCare and to increase the number of behavioral health professionals in the State.
LD 250	Sen. Matthew Pouliot	An Act to Improve Housing by Increasing Housing Options	THIS BILL IS NOW DEAD.	This bill is a concept draft pursuant to Joint Rule 208. This bill would require the development and implementation of a program to increase housing options.
LD 462	Rep. Colleen Madigan	An Act to Assist Persons Experiencing Homelessness in Areas of High Median Rent by Seeking a Waiver from the Federal Government	THIS BILL IS NOW DEAD.	This bill provides that, for an area where the actual fair market rent for existing housing is greater than the fair market rent calculated by HUD, the Maine State Housing Authority is required to seek a temporary waiver of the requirements of the so-called Section 8 housing program administered by HUD or any other federal housing assistance program to permit additional funds to cover the cost of the actual fair market rent for a person who is homeless. The temporary waiver must be terminated when the fair market rent calculated by HUD is equal to or greater than the actual fair market rent for existing housing in the area.
LD 554	Rep. Daniel Shagoury	An Act to Continue the Rural Affordable Rental Housing Program	THIS BILL IS NOW DEAD.	This bill provides one-time funds in the amount of \$10 million in FY 2023-2024 to continue the Rural Affordable Rental Housing Program through the Maine State Housing Authority
LD 557	Rep. Ambureen Rana	An Act to Decrease Discrimination in Housing Applications	THIS BILL IS NOW DEAD.	This bill prohibits a landlord or landlord's agent from asking about previous evictions in an application for the rental or lease of a residence or discriminating against an applicant in the rental or lease of a residence on the basis of an applicant's history of eviction.
LD 665	Rep. Allison Hepler	An Act to Extend the Date by Which Compliance is Required for Affordable Housing Development, Increased Numbers of Dwelling Units and Accessory Dwelling Units	THIS BILL IS NOW DEAD.	This bill amends, from July 1, 2023 to July 1, 2025, the date by which laws must be implemented regarding affordable housing development, increased numbers of dwelling units and accessory dwelling units enacted by Public Law 2021, chapter 672.
LD 690	Rep. Amy Roeder	An Act to Streamline Rental Application Screenings by Allowing Potential Tenants to Use Screening Services	THIS BILL IS NOW DEAD.	This bill allows a prospective tenant to use a screening service report in applying for the rental of a residence. An owner of residential rental property or a residential rental property

				manager may choose to not allow a prospective tenant to use a screening service report in an application for the rental of a residence, but the owner or manager is then limited to charging an application fee no greater than \$25.
LD 801	Rep. Joe Perry	An Act to Require Municipalities to Obtain Housing Units for Homeless Residents	THIS BILL IS NOW DEAD.	This bill requires the municipal officers or the officers' designee of a municipality to obtain or arrange for and maintain at least one housing unit within the municipality for every 1,000 residents of the municipality in order to provide living spaces for persons experiencing homelessness.
LD 1154	Rep. David Woodsome	An Act Regarding Accessory Dwelling Units and Municipal Zoning Ordinances	THIS BILL IS NOW DEAD.	This bill would make changes to municipal zoning requirements. With respect to accessory dwelling units, municipal zoning ordinances may provide for allowing at least one accessory dwelling unit on a lot where a single-family dwelling unit is the principal structure. If more than one accessory dwelling unit has been constructed on a lot as a result of the allowance under this section or section 4364-A, the lot is not eligible for any additional increases in density except as allowed by the municipality.
LD 1310	Rep. Sophia Warren	An Act to Establish a State Emergency Rental Assistance Program	THIS BILL IS NOW DEAD.	This bill establishes the Emergency Rental Assistance Program to supplement or create emergency rental assistance in order to mitigate the end of the federally funded emergency rental assistance programs established by Section 501 of Division N of the federal Consolidated Appropriations Act, 2021, Public Law 116-260 and Section 3201(a) of the federal American Rescue Plan Act of 2021, Public Law 117-2.
LD 1358	Rep. Amy Kuhn	An Act to Clarify Density Bonus Eligibility for Affordable Housing Developments	THIS BILL IS NOW DEAD.	This bill changes the definition of “affordable housing development” in the laws governing affordable housing density to provide that an affordable housing development is a development in which a household whose income does not exceed certain levels can afford a majority of the units in the development without spending more than 30% of the household’s monthly income on housing costs.
LD 1377	Rep. Nina Milliken	An Act to Provide Rental Assistance for Recovery Housing	THIS BILL IS NOW DEAD.	This bill creates the recovery residence rental assistance program and fund to provide rental assistance for up to 3 months in a certified recovery residence for an individual accepted to reside in or who resides in a certified recovery residence and who has an income at or below the federal poverty level. The program is required to provide at least 50% of the assistance to individuals who are members of marginalized groups, including but not limited to Black, indigenous or other persons of color, persons with differences in mental or physical abilities and lesbian, gay, bisexual and transgender persons.
LD 668	Rep. Randall Greenwood	An Act to Protect Maine Taxpayers by Requiring a Person to Be a United States Citizen to Receive General Assistance Benefits and to Ensure	THIS BILL IS NOW DEAD.	This bill requires a person to be a citizen of the United States in order to receive general assistance benefits.

		Municipal Compliance with Federal Immigration Laws		
LD 1194	Sen. Harold Stewart	An Act to Implement Work Requirements Under the MaineCare Program	THIS BILL IS NOW DEAD.	This bill establishes work requirements for certain individuals as a condition of participating in the MaineCare program.
LD 1133	Rep. Jeffrey Adams	An Act Regarding Emergency Management Funding for Municipal Shelters	THIS BILL IS NOW DEAD.	This bill is a concept draft pursuant to Joint Rule 208. This bill would enact provisions regarding emergency management funding for municipal shelters.
LD 1949	Speaker Rachel Talbot Ross	An Act to Establish an Affirmative Defense to the Crime of Criminal Trespass and Aggravated Criminal Trespass That the Person Was Unhoused and Seeking Shelter	THIS BILL IS NOW DEAD.	This bill establishes an affirmative defense to prosecution for the crimes of criminal trespass and certain instances of aggravated criminal trespass when the person was at the time the person committed the act an unhoused person attempting to seek shelter in the dwelling place, structure, place, cemetery or burial ground the person entered or remained in. The bill defines "unhoused person" as a person who is without shelter or who lacks a fixed, regular and adequate nighttime residence.
LD 705	Rep. Grayson Lookner	An Act Concerning the Housing Opportunities for Maine Fund and Expenditures by the Maine State Housing Authority	THIS BILL IS NOW DEAD.	This bill would examine the Housing Opportunities for Maine Fund and other sources of revenue for the Maine State Housing Authority, review how those resources are being allocated by the authority and determine whether more guidelines about those allocations are necessary.
LD 1593	Sen. Ben Chipman	An Act to Increase Affordable Housing Development	THIS BILL IS NOW DEAD.	This bill removes minimum lot size requirements for any multiple unit housing. The bill removes dwelling unit density requirements for single-family or multifamily housing development. The bill removes minimum size requirements for accessory dwelling units outside of the Maine Uniform Building and Energy Code. The bill also prohibits a municipality from adopting or enforcing any zoning restriction that: <ol style="list-style-type: none"> 1. Prohibits residential housing in any zoning district; 2. Prohibits any existing allowed structure to be used as or converted for use to residential housing; or 3. Imposes a unit size requirement for residential housing.
LD 1574	Rep. Laura Supica	An Act to Create Rent Stabilization and Amend the Laws Regarding Termination of Tenancy and Rent Increase Limitations	THIS BILL IS NOW DEAD.	This bill: <ol style="list-style-type: none"> 1. Identifies situations in which a landlord or a tenant may terminate a tenancy with 30 days' written notice to the other party without a cause arising from the actions of the tenant; 2. Authorizes a landlord to terminate a tenancy with 90 days' written notice to a tenant if the landlord pays the tenant an amount equal to one month's rent unless the landlord has an ownership interest in 4 or fewer dwelling units; 3. Provides that a lease agreement becomes a month-to-month tenancy at will if the lease agreement is not renewed or terminated, with certain exceptions; and 4. Prohibits a landlord from increasing rent on a dwelling unit more than once per year and establishes a maximum allowable rent increase percentage.

LD 1812	Rep. Maureen Terry	An Act to Provide a Source of Funding for the Construction and Implementation of a Food Security Hub	THIS BILL IS NOW DEAD.	This bill provides \$2,000,000 to the Department of Agriculture, Conservation and Forestry for the construction and implementation of a food security hub. The funds come from a one-time distribution in fiscal year 2022-23 from the unappropriated surplus of the General Fund, prior to the transfers to the Maine Budget Stabilization Fund.
LD 182	Sen. Eric Brakey	An Act to Create a 9-month Time Limit on General Assistance Benefits for Able-bodied Adults Without Dependents	THIS BILL IN NOW DEAD	This bill limits to a maximum of 275 days every 5 years the general assistance benefits a person who does not have any dependents and who is capable of working may receive.
LD 183	Sen. Eric Brakey	An Act to Incorporate Time Limits on the Temporary Assistance for Needy Families Program into Municipal General Assistance Programs	THIS BILL IN NOW DEAD	This bill provides that a person who has exhausted the 60-month lifetime limit on Temporary Assistance for Needy Families program benefits is ineligible to receive municipal general assistance program benefits, except that a person who has been ineligible to receive benefits under the Temporary Assistance for Needy Families program for 5 or more years may be considered eligible and a person who is in the process of seeking an extension of benefits under the Temporary Assistance for Needy Families program may be considered eligible.
LD 268	Sen. Eric Brakey	An Act to Establish a 45-day Municipal Residency Requirement for General Assistance Programs	THIS BILL IN NOW DEAD	This bill establishes a 45-day residency requirement for applicants for municipal general assistance.
LD 364	Sen. Eric Brakey	An Act to Prohibit the Use of General Assistance as a Replacement for Available Resources	THIS BILL IN NOW DEAD	This bill makes an applicant for general assistance who voluntarily abandons or refuses to use an available resource without just cause ineligible to receive general assistance to replace the abandoned resource for a period of 120 days from the date the applicant abandons the resource. The bill defines "available resource" as a resource that is immediately available or can be secured without delay. The bill also makes an applicant who forfeits receipt of or causes a reduction in benefits from an available resource due to fraud, misrepresentation or intentional violation or refusal to comply with rules without just cause ineligible to receive general assistance to replace the forfeited or reduced benefits for the duration of the sanction imposed on the applicant for violation of a rule or 120 days, whichever is greater. The bill identifies circumstances relating to use of an available resource under which just cause must be found.
LD 454	Sen. Eric Brakey	An Act to Establish a 180-day State Residency Requirement for General Assistance Programs	THIS BILL IN NOW DEAD	This bill establishes a 180-day state residency requirement for applicants for municipal general assistance.
LD 1293	Rep. Drew Gattine	An Act to End Chronic Homelessness by Creating the Housing First Fund	This bill is now dead.	This bill establishes the Housing First Program within the Department of Health and Human Services to facilitate the delivery of stabilization and support services to residents of properties established or developed to provide permanent housing to persons who have been chronically homeless and to fund technical assistance, administered by the Maine State Housing Authority, for the development of housing consistent with the program. The program is funded from the real estate transfer

				tax by depositing half of the funds that would otherwise be deposited into the General Fund into the Housing First Fund created by the bill.
LD 1758	Sen. Trey Stewart	An Act to Require County and Town Funding for Homeless Shelters on a Per Capita Basis	THIS BILL IS NOW DEAD.	This bill requires a municipality to reimburse a facility designed for or with the purpose of providing temporary shelter or housing on a transitional basis to indigent or homeless persons \$100 per day for an indigent or otherwise homeless person whom the municipality has released or delivered to the facility.
LD 908	Rep. Holly Stover	Resolve, to Establish a Comprehensive Integrated Co-occurring Behavioral Health Home Model Within the MaineCare Program	THIS BILL IS NOW DEAD.	This resolve directs the Department of Health and Human Services to establish a new health home model that includes services for substance use disorder and co-occurring mental health diagnoses in one model and a new payment model.
LD 1265	Rep. Walter Riseman	An Act to Make Adjustments to Affordable Housing Requirements	THIS BILL IS NOW DEAD	Concept draft. This bill proposes to make adjustments to affordable housing requirements.
LD 1901	Rep. Charles Skold	An Act to Improve Affordability and Opportunity for Maine Renters and Landlords	THIS BILL IS NOW DEAD	This bill does the following: 1. It modifies the Maine State Housing Authority's Housing Opportunities for Maine Program to provide no-interest loans to property owners to support the development of affordable housing. Loans of up to \$50,000 are available to an eligible property owner to develop and offer for rent an affordable housing unit. An eligible property owner may receive up to 4 loans for 4 such housing units. A development may involve conversion of an existing unit or new construction, in accordance with standards established by the authority by rule. In order to receive a loan, a property owner must sign an agreement acceptable to the authority that commits the property owner and any successor in interest to: ensuring the development and its operation complies with all applicable local and state requirements and codes; offering the housing units for a period of 25 years at rent that is equivalent to no more than 30% of the income of a household whose income is at or below 80% of area median income, as determined by the authority by rule; and renting the housing units in accordance with the fair housing requirements of the Maine Human Rights Act and on a renewable basis; 2. It modifies the distribution of the real estate transfer tax beginning in fiscal year 2024-25. It provides that 80% of the real estate transfer tax goes to the Maine State Housing Authority first to continue to meet the authority's obligations relating to bonds issued or planned to be issued by the authority under the Maine Revised Statutes, Title 30-A, section 4864 and 2nd for deposit in the Housing Opportunities for Maine Fund. Ten percent goes to the General Fund and 10% remains with the registry of deeds; and 3. It modifies the property tax fairness income tax credit to increase the benefit amounts by 50% and to increase the income-related eligibility thresholds by 50%.
LD 1905	Rep. Amy Roeder	An Act to Create a Residential Rental Unit Registry	THIS BILL IS NOW DEAD	This bill creates a residential rental unit registry administered by the Department of Economic and Community Development in which all residential property owners must register all residential rental units

				<p>except for units provided as subsidized housing or registered on a municipal registry. A municipality may receive data from the registry regarding residential rental units in that municipality and, if the municipality maintains a residential rental property registry, is required to provide registry data to the department. A residential landlord may not serve notice to terminate a tenant for nonpayment of rent if the tenant's residential rental unit is not registered as required and may not serve the tenant with a notice to terminate for nonpayment of rent less than 120 days after registering; in either case the owner commits a civil violation for which a fine in the amount of 3 times the monthly rent of the unit must be adjudged. A housing authority is required to provide residential rental unit and tenant data on housing provided or subsidized by the authority to the department. The department is also required to list the rights of tenants regarding the registry in any pamphlet, publication or publicly accessible website of the department listing or explaining tenants' rights.</p>
LD 778	Sen. Harold Stewart	An Act Regarding Work Requirements for Able-bodied Adults Without Dependents Under the Supplemental Nutritional Assistance Program	THIS BILL IS NOW DEAD	<p>This bill, beginning January 1, 2024, prohibits the Department of Health and Human Services from requesting certain waivers and exemptions under the federal Supplemental Nutritional Assistance Program, or SNAP. It prohibits the department from applying for a waiver under 7 United States Code, Section 2015(o)(4), which allows for waivers in specific geographical areas that have unemployment over 10% or with insufficient jobs available. It also prohibits the department from providing exemptions to work requirements for up to 12% of individuals receiving SNAP benefits pursuant to 7 United States Code, Section 2015(o)(6)(E).</p>
LD 784	Sen. Eric Brakey	An Act to Establish Welfare Work Requirements for Able-bodied Adults Without Dependents	THIS BILL IS NOW DEAD	<p>This bill requires able-bodied adults without dependents enrolled in the Supplemental Nutrition Assistance Program, the MaineCare program or a municipal general assistance program for longer than 3 months to participate in certain work requirements, including:</p> <ol style="list-style-type: none"> 1. Working an average of 20 or more hours per week; 2. Participating in an employment or training program or a job search for an average of 20 hours or more per week; or 3. Participating in a placement with public or private sector employers, including as a volunteer.